



TOWN COUNCIL MEETING

April 07, 2022 at 7:00 PM

950 Senoia Road, Tyrone, GA 30290

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

AGENDA

Social Distancing will be observed, and seating is limited. The meeting can be accessed live at www.tyrone.org/youtube. If you do not plan to attend, please send any agenda item questions or comments to Town Manager Brandon Perkins (bperkins@tyrone.org).

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

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

1. Consideration to approve the Sandy Creek Jazz Band annual Jazz in the Park event on Friday April 22, 2022 from 5:00PM to 9:00PM and the use of our stage.

2. Consideration to approve Council Minutes from March 10, 2022 and March 17, 2022.

VII. PRESENTATIONS

3. American Legion POST 105 First Responder Awards Recognition for recipient Lt. Philip Nelson.

VIII. PUBLIC HEARINGS

- [4.](#) Consideration of a Setback Variance request from Mr. Douglas Pollard for parcel 0738053 at property address 163 Palmetto Road. **Phillip Trocquet, Town Planner.**
- [5.](#) Consideration of a staff-initiated Text Amendment of section 113-134, Town Center Architectural Design Considerations. **Phillip Trocquet, Town Planner**

IX. OLD BUSINESS

- [6.](#) Consideration and approval of the conveyance of a 1.734-acre tract of land from KH Peachtree LLLP to the Town via Quit Claim deed. - **Brandon Perkins, Town Manager**
- [7.](#) Reporting the expenditure election for the Coronavirus State and Local Fiscal Recovery Funds (CSLFRF) from the American Rescue Plan Act (ARPA).

Sandy Beach, Finance Manager

X. NEW BUSINESS

- [8.](#) Consideration to approve providing the Tyrone Downtown Development Authority with seed funding in the amount of \$50,000 for the 2022–2023 fiscal year.

Brandon Perkins, Town Manager

- [9.](#) Consideration to approve the Engagement Letter with James Moore & Co., P.L. for the American Rescue Plan Act (ARPA) Coronavirus State and Local Fiscal Recovery Funds (CSLFRF).

Sandy Beach, Finance 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 ITEM AGENDA REQUEST FORM

Section VI, Item 1.

Department: Finance

COUNCIL MEETING DATE

4/7/2022

STAFF CONTACT

Rebecca Brock

Staff Report:

Item Description:

The Sandy Creek Jazz Band would like to do their yearly Jazz in the Park on Friday April 22, 2022. Mr. Kelley is requesting the event be book from 500pm-900pm with the stage set up for the Jazz band

Background/History:

Findings/Current Activity:

Is this a
budgeted item?

Y

☐

N

☐

If so, include budget line number:

Actions/Options/Recommendations:

Staff recommends approval of this event.

TYRONE TOWN COUNCIL MEETING - ANNUAL PLANNING WORKSHOP

MINUTES

March 10, 2022 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

Also Present:

Phillip Trocquet, Town Planner

Scott Langford, Town Engineer / Public Works Director

Sandy Beach, Finance Manager / HR Director

Bridget Smith, Accounting Specialist

Devon Boullion, Environmental Specialist

Randy Mundy, Police Chief

Rebecca Brock, Recreation Manager

Patty Newland, Library Supervisor

April Spradlin, Court Clerk was absent

Social Distancing will be observed, and seating is limited. The meeting can be accessed live at www.tyrone.org/youtube. If you do not plan to attend, please send any agenda item questions or comments to Town Manager Brandon Perkins (bperkins@tyrone.org).

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

Mayor Dial called the meeting to order, the invocation was followed by the 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 was made by Council Member Furr.

Seconded by Council Member Howard.

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

- 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. Staff Report: The Administration Department's 2021 Highlights and 2022 Priorities.

Brandon Perkins, Town Manager

Mr. Perkins thanked everyone for their time and shared that he was working on changing the time of year and format for the Planning Workshop. He added that staff had worked hard on their presentations and they felt that it was important to share with Council and the citizens.

He gave a high-level overview of the 2021 highlights and the 2022 goals. He stated that the downtown sewer expansion was completed and economic development and downtown improvements were also underway. The LCI study was complete and he thanked Mr. Trocquet for his hard work, he also thanked citizens and business owners for their participation. He added that the online Comp Plan survey has had great success. He stated that the first Downtown Development Authority (DDA) monthly meeting was scheduled for March 14th, at 9:00 am. He informed everyone that the 2010 employee handbook revision was underway and he would meet with department heads for their input before bringing it to Ms. Beach and Council for their approval. He thanked Ms. Beach for her assistance. Mr. Perkins stated that he received his International City/County Management Association (ICMA) certification and had begun his Certified Public Manager's (CPM) certification process through the Carl Vinson Institute. He should be certified by this May, he added that it had been a great experience. Ms. Baker completed her ongoing clerk and record training courses, and Ms. Willis took courses working toward the goal of becoming a Certified Municipal Clerk.

Mr. Perkins also shared that the required deliverables for Safe Dams had been completed for the Pendleton dam project and the Town was awaiting approval. He updated everyone on the Tyrone Road cart path project and stated that currently, staff was in the property acquisition phase. He added that there had been questions and concerns with property owners and that would continue the conversations. Mr. Perkins stated that a new ordinance was created and revisions had been made to the sewer

ordinance parking ordinance and the new vacant property ordinance. He added that staff was also working with legal on the hotel/motel tax ordinance which should be before them at the next Council meeting. A short-term rental ordinance would also be before Council soon.

Mr. Perkins informed Council that also in 2021, the Municipal Complex Generator project was completed and the Shamrock Park playground equipment was ordered and should be installed by summer. He shared that big strides were made last year, moving toward paperless meeting packets. The program was very helpful and most kinks had been worked out. He stated that there was increased activity with the citizen's newsletter by email, along with social media posts and in-person events such as the Shamrock Market.

Mr. Perkins then shared a few of the major priorities for 2022. One was to get the newly active DDA off and running and to concentrate on the final disposition for the former fire station #3. This in essence would bring more tenants to the downtown area, furthering our economic development efforts. The second would be to complete the comprehensive revision of the employee handbook. The third would be to complete the process for paperless meetings through the new meeting management system. Next would be to continue assisting Mr. Trocquet with ensuring successful completion of the Comprehensive Plan review. Lastly, to focus on working with the Planning department on developing and implementing a plan for the new Livable Centers Initiative (LCI). He added that a new website would be unveiled at the end of March. He ended by stating that staff was looking forward to a positive year and that we all pray for a strong economy.

2. Digitization of Building Records - ***Dee Baker Town Clerk, and***

Phillip Trocquet, Town Planner

Ms. Baker shared that with the addition of Ms. Crouch, the building permit record retention process could be more efficient. She stated that she reached out to three companies for copying the building plans and two returned quotes for approximately \$10,000 and \$20,000 to digitize the 400 plus plans. Digitization of the plans would make any search of records less time-consuming. Mr. Trocquet added that the storage was not climate controlled, and the rolled, aging plans needed to be digitized for preservation. The process would also add an indexing system. Mayor Dial asked if it was a legal issue if records were lost? Mr. Trocquet stated that if records were destroyed to due weather damage, staff would be able to log that information. He added that digitization would assure secure retention from weather or unforeseen circumstances. Mr. Davenport stated that records needed to be kept within a reasonable standard and that was what the Town was doing.

Mr. Perkins reminded Council that staff was informing Council of potential capital projects during the day for the next fiscal year. No action needed to be taken at that time. He welcomed Council to voice their opinions on topics that we should or should not pursue. Council Member Campbell stated that he agreed that we needed to move in the direction of preserving Town records. Council Member Hill agreed.

3. Planning & Zoning, Building Department, Code Enforcement Presentation.
Phillip Trocquet, Town Planner

Mr. Trocquet shared that instead of Planning and Zoning, Building, and Code Enforcement, the new “brand” for the department would be known as, Community Development. He stated that the department reached a few milestones. One task was the completion of the LCI plan, which teed up the Town for the potential of future grant funding. He added that the permit process was completely online, thanks to Ms. Crouch’s assistance. The golf cart permitting process was almost complete, code enforcement was online and the process for maintaining grease traps had begun. He stated that permitting process times had been reduced and we were now taking online payments. Ms. Crouch was now the main contact for building permits which streamlined the process and questions were answered sooner.

Mr. Trocquet stated that the Comprehensive Plan had begun and should be completed this year. He stated that Council identified a need for downtown improvement, and the DDA was that next step. Their first meeting would be next Monday. He also informed Council that in the short time that Ms. Crouch had been with the Town, the code enforcement process had been completed and over 35 code issues had been resolved with 36 currently active tickets. The process would improve property values and so far, only one citation had been issued this year with none issued in 2021. Mayor Dial asked for a brief code enforcement history. Mr. Trocquet stated that due to the size of the Town and limited staff, code enforcement had only been reactive at a very basic level. Calls would be received from citizens and along with the intergovernmental agreement with the County, together issues would be resolved. The County would be called only for the serious violations. The numbers were very low. Since the Town was still working with the County, only on an as-needed basis. Ms. Crouch had handled over 70 cases within four months. With the online system, citizens had been more active with submitting complaints. Council Member Hill asked if staff was actively driving around on our own or was it only by request? Mr. Trocquet shared that Ms. Crouch would do active ride-outs twice a week, but staff was receiving a good number of online submissions as well. Council Member Furr asked if the Town still had the agreement with the County? Mr. Trocquet emphasized the need for a trained, uniformed officer to issue any citations, the fee was minimum considering the need. He added that 99% of the time issues were resolved only by sending a courtesy letter or speaking with the individual. If the situation looked dangerous, or a hand-delivered citation was needed, the County officer would be required. Council Member Furr agreed for the safety factor. Mr. Trocquet explained that Ms. Crouch would perform a ride-out, take pictures and send a courtesy letter, then a violation letter. Most times the issue was then resolved. Mr. Trocquet gave Council a permit growth overview. There was a 19% increase in permit activity since last year, a 55% increase since 2015, and a 169% increase since 2010.

Mr. Trocquet moved to 2022 Goals and Objectives. He stated that one goal was to revise the Town’s fee schedule through working with department heads. Their goal was to

submit all administration fees into a policy document approved by Council. This would allow for an easier revision. He added that also on the docket were revisions of a few code enforcement ordinances.

Some needed attention while others may need to be removed. Development ordinances would also need to be looked at. Over the past five years, the Comprehensive Plan, zoning assessments, the LCI, and the UGA Visioning Study were looked at or implemented. Now, we begin the implementation phase, including applying for grants. This phase would include many text amendments to revise the ordinance. He added that code enforcement would continue to improve for the betterment of property values.

Mr. Trocquet gave a timeline for the Comprehensive Plan update. The Steering Committee met in March and they received over 200 responses to the online survey. He stated that the Atlanta Regional Commission was very impressed and added that it was the highest rate they had ever seen with a city our size. We were also in the top three percentile for any response for any size city in the metro Atlanta area. He shared that a mailer was also going to be sent to citizens and Saturday was the public engagement session at Shamrock Park as part of the St. Patrick's Day celebration. All gathered information would be compiled in April for the Steering Committee where goals and vision would be updated. In May, staff would bring a draft of the Comp Plan to Council for their comments and preliminary approval. Finally, in June the final document would be sent to the Department of Community Affairs (DCA) for the final adoption.

Mr. Trocquet shared a few demographic changes over the past five years that would be reflected in the Comp Plan. There had been an 11% growth rate within those five years, which was quicker than in the past. There had been a shift in demographics as well. The housing median trends had changed. In 2020 the average house cost \$352,000, which was a 55% increase from 2013. There was a 71% increase in square footage, all being single-family. 1-acre lot size. He shared the economic trends regarding working industries. Healthcare and warehousing were at the top. The median household income in 2019 was \$104,000, which was up by 26% since 2010. Within the Town limits, the top economic trends were public service, food service, and construction.

He then shared the transportation trends. The number of people that commute into the Town was 2,089, ones that commute out were 3,311, and the number of people that live and work within the Town was 39. Living and working in town could change with improving downtown. Mayor Dial asked what was the typical ratio for a bedroom community. Mr. Trocquet stated that normally 60%-70% of residents leave their city for work.

Mr. Trocquet stated that an important element of completing the Comp Plan and implementing the LCI was the preservation of Highway 74. That would be through the Hwy 74 Overlay District Amendment which consisted of quality development, quality landscape requirements, and quality architectural requirements. Also included would be traffic improvements.

Mr. Trocquet stated that along with the Town Center Mixed Use zoning for residential and commercial, the LCI also suggested a Village/In-Town Residential Zoning District

for housing. He read a summary statement that encompassed what citizens had voiced their opinions for.

“A Residential District that: Directs developments to complement the character of the Town, preserve natural open spaces, and encourage quality neighborhood construction through limited density to support the Town Center District.” This statement was a synthesis of what we heard from the residents. Included in the permitted uses would be single-family detached and attached townhome-style homes. Among the conditionally permitted uses would be home occupations, community facilities, bed & breakfasts, and perhaps tiny homes. Most questions regarding tiny homes come from residents that wanted to add one to their property.

He then shared the development regulations for the In-Town Residential District. It would focus on a maximum of 4-homes per acre which would be contingent on approval from the Planning Commission and Council. It would also encourage 50%-75% of large open space or conservation areas. That would also assist the Town with the value per acre. This would also replace the TR Zoning classification (Traditional Residential). Currently, there were no properties zoned TR. He then gave visuals of Conservation-Style Village Residential. There were clusters of homes that shared a yard, or a large amount of green space/open space. Mayor Dial asked if that was what developers desired? Mr. Trocquet stated that the design would be more difficult upfront for developers. However, this was what citizens had asked for regarding downtown housing. More cities were moving toward that model. It used less road but with more tax base. He added, to their advantage, they would have more flexibility and could add more homes. Mayor Dial shared that he appreciated Mr. Trocquet’s ability to take the citizen’s “small Town feel” desire, and to implement and maintain it. Mr. Trocquet reminded everyone that the development would only apply to downtown, the remainder of the Town would still fall under larger homes with 1-acre minimum lots. He added that the requirements would also make it necessary for roads to connect with a lower impact on downtown traffic. Council Member Campbell clarified that the development could have four units per acre. Mr. Trocquet stated that yes, but it did not mean ¼-acre lots. The developer could place six to eight units per acre, but with a large area of required open space.

Mr. Trocquet moved on to the Business Technology Park (BTP) Zoning. We have heard that we do not want a commercial suburban development such as drive-through restaurants or highway commercial types of developments. In 2017 the focus was on large properties being an employment base for the economy for the Town and Fayette County. He shared that Ms. Megan Baker would soon discuss specific properties along Hwy 74.

Ms. Boullion from the audience shared that her environmental department along with several department heads began holding weekly meetings for new subdivisions or developments. Mr. Trocquet stated that it gave everyone a chance to cover any questions that could arise, especially regarding any intersections with zoning or stream buffers. That way everyone would be on the same page, it was very helpful.

4. An update from the Fayette County Development Authority. –

Megan Baker and Tracy Young.

Megan Baker, The President of the Fayette County Development Authority (FCDA), and Tyrone's Representative for the board, Mr. Tracy Young were in attendance to give the presentation. Ms. Baker stated that her presentation focused more on bringing industry to Tyrone. She stated that economic development with target businesses created wealth, grew jobs, and diversified the economy, which resulted in higher wages and kept the millage rate level. She added that residential required more services, where industry allowed for balance. She gave a brief look into Trilith Studios as it pertained to the tax base. In 2013, the tax base for that particular property yielded \$9,694, with an investment of \$117,000,000 from the studio, in 2020, the tax revenue yielded \$705,874.

Ms. Baker stated that several businesses were being targeted in the County and Tyrone. Among them were advanced manufacturing, aerospace, aviation, corporate headquarters, film, creative media and technology. Fayette County was close to the interstate and Hartsfield Jackson International Airport was a good draw. She added that although Trilith Studios was a big industry, the County did not want film to be the only industry. Data centers were a good draw, everything was in the cloud, they generate a lot of tax revenue with high-paying jobs and they replaced their \$60 Million servers every three years.

Ms. Baker gave a sample of the process for a project. The business first determined the need for a move, they would then reach out to a consultant, state, or community. A site consultant would be contacted to match a state and community for their needs. The Georgia Department of Community Affairs would then reach out to a state or community that would reach the corporation's criteria such as site location, specifications, and utilities. A site visit may take place, then you would be on the shortlist. If they were interested the FCDA would then work on an incentive offer such as property tax abatement, job grants, and possibly fee waivers from the Town. At that point, the state could add statutory incentives.

She listed items that made a site competitive: if the site was already annexed and zoned properly, utility infrastructure with the capacity, a short permitting process, transportation infrastructure, and easy site access. Ideally, GDOT would be on board and the community itself would have no objections to the project. All of this would ensure less would be needed for the project. She asked, "are Tyrone sites competitive?" She read a statement from the Georgia Department of Economic Development regarding a recent project. "Project Shovel hired a consultant due to their need to move very fast. Ultimately, the Tyrone site (Brooks Place) had more contingencies with permitting and DOT work than the company felt would allow them to stick to their timeline."

Ms. Baker opened the conversation to speak on two potential sites located on Hwy 74. The first was the "Brooks Place" which was located at the Tyrone, Fulton County line.

The uncertainty came from the time it would take to be annexed and rezoned, even though it was close to Interstate 85 and was a great location.

Mayor Dial asked if Tyrone could speak to the County for annexation. Mr. Davenport shared that it would be the decision of the property owner first if they wanted to rezone.

Mr. Trocquet stated that the Hobgood family should rezone sooner than later, however, would they be putting the chicken before the egg? We would need a business plan first to see what the property needed to be zoned. Mr. Young spoke from the audience and stated that the property owner may be willing to be annexed into Tyrone if sewer were available. Mr. Trocquet shared that if the property were to be annexed into the Town under a certain zoning classification to find out later that it needed to be another zoning, the process would take a year between rezonings. Mr. Trocquet reminded Council of the Business Technology Park (BTP) discussions. That type of zoning was discussed after suggestions from the FCDA. This could be a zoning category that everyone could be comfortable with including potential industries. Mr. Davenport suggested speaking with the County as soon as possible regarding specific zoning categories.

Mr. Trocquet clarified that the County's Future Land Use Map suggested a similar zoning category as BTP which were employment-type based industries along the Hwy 74 corridor. He added that although there was no sewer and the properties were currently zoned agriculture, the County indicated that type of zoning within the future plan. He stated that staff had been working with the County to try and bridge any gaps.

Ms. Baker shared that along with zoning and annexation, another issue was site access. There was a need for a light at Thompson Road and GDOT coordination was a challenge. Mr. Trocquet agreed and stated that GDOT had placed a couple of R-Cuts along Hwy 74 making it challenging for potential businesses. The Town needed to have more discussions with GDOT to ensure a better traffic flow. Ms. Baker suggested that Council reach out to GDOT, it would save the developer time if GDOT was on board. She added that a Hobgood property was adjacent to the Campbell property and was already zoned which was good, however, there was no light at Thompson Road. She added that additional sewer may be required also. Mr. Trocquet added that sewer would be contingent on the type of development.

Council Member Campbell asked if the sewer line could reach River Crest, then into the force main? Mr. Trocquet stated that usually, the municipality would make the connection, Tyrone did not have the resources, but we do have different solutions to offer. Ms. Baker stated that there were many options out there to explore regarding assisting the developer to reach a common goal.

Ms. Baker then moved on to another Hobgood site located along Hwy 74 and Jenkins Road. She shared that it was 60-acres to the south and was zoned Industrial. The north 40-acres was zoned Mixed-Use. The developer would need to be cognizant of how it would affect school traffic. The property was zoned potentially for a film studio that currently had homes. We need to fill the ancillary uses for the studios. Those uses were transitory and they would move near the film studios. Council Member Hill added that the main use that was needed was post-production locations. Mayor Dial shared that

Georgia had been attempting to attract post-production for ten years. Ms. Baker clarified that Trilith had broken away from the big box studio.

Mayor Dial stated that a conversation needed to take place if the film industry would not locate in that space that was currently zoned for that purpose. He emphasized that the FCDA needed to direct the Town in which way to go.

Ms. Baker stated that if the issues on the north site were to be completed, it would be an ideal site to market. Several interested parties had looked at the lot. The south side may be more of a challenge due to the Mixed-Use zoning and being near schools.

Mr. Trocquet stated that those conversations could be had during the Comp Plan and Future Land Use Map discussions. It would give opportunity for Council and citizens to share where they would like to see certain types of developments along the corridor. Ms. Baker stated that most metro Atlanta cities were built-out, Fayette County had the land and was located near the airport and interstate.

Mayor Dial asked for clarification on the BTP zoning category. Mr. Trocquet shared that it was a potential new category that could be applied as requested. Mayor Dial asked if the zoning would limit the uses? Mr. Trocquet shared that it would change the uses. He added that the Jenkins Road property was zoned Light Industrial with a specific plan tied to it. It was very specific. If the Town categorized that area as BTP with specific uses, the owners could request a rezoning to shift what could be accomplished with the property.

Ms. Baker stated that there were Financial Technology (Fintech) types of businesses with 50 or more acres. That could fulfil the need. Mr. Young spoke from the audience. He shared that the land was becoming harder to find, the Town needed to take control to decide what they wanted on the corridor before it was decided for us. The FCDA needed input from the Council. He added that services were difficult to fund, the Town required an offset of commercial for the tax base.

Mayor Dial stated that years ago, the FCDA suggested that the Town apply a BTP to the future plan, which the Town did. He added that it could currently match a plumbing company with big box trucks, that was not what we wanted. We need to rethink this. The FCDA was better equipped to make those decisions. Speaking to Mr. Young and Ms. Baker, he stated that it was mentioned that the Town needed industry to take the tax burden off the citizens so Council would not be required to raise the millage rate. We need good development so we do not need to raise the millage rate. There are some issues that we need to solve. Some we can, some we cannot. We can have that conversation with GDOT for a light at Thompson Road. Mayor Dial added that no one had come to him with that request. He asked them, can we be a project of yours, you tell us what industries would be ideal, give us to-do list. We would then know where we stood. We need the assistance to help identify our challenges to build some type of frontage road. The FCDA knows what we need to make that happen. You know if we need more capacity, a light or curb cuts. Our staff knows what we want, communicate with them. We are willing to meet as well. Mayor Dial shared that his frustration was personal, there had been years and years of talk to no avail, which was no one's fault. We need to remove barriers as to why these industries moved to other locations. He

added that he did not want to answer to citizens as to why nothing had ever been developed on the corridor.

Council Member Howard exited at 10:30 am.

Council Member Campbell agreed with Mayor Dial. We need to have discussions on annexations and meet with GDOT. As Mr. Young stated the time was now, we need to be prepared, this is our future.

Mr. Trocquet added that he heard direction from Council that this type of industry was welcomed on the corridor. However, some citizens did not want anything on the corridor, they wished for horse farms to stay horse farms. Some citizens wanted to see the corridor grow along with the economy and quality development. He added that from a zoning perspective, that was two opposite ends of the spectrum. Staff needed clear direction from Council. We could assure that we require quality guidelines with architectural and landscaping guidelines to better preserve the corridor. The Comp Plan discussions would be a perfect time to discuss from the Future Development Map perspective the need to target conservation along with employment and industry. Council and staff could look at each property to tee them up for future development, but also through a conservation lens. Council Member Campbell stated that once one nice-looking building was in place, we could continue moving forward, we need to take that first step. Mayor Dial shared that although he enjoyed pastures also, the Town did not own them. Residential development was not a viable option because we would lose money which would make it more likely to raise the millage rate. He added that what we needed was low traffic, high financial impact development, and the FCDA needed to tell us what was required. Ms. Baker stated that she had worked closely with Mr. Trocquet and Mr. Young. The Town needed to begin discussions with GDOT regarding the Thompson Road area and speaking with the landowners.

Mr. Perkins stated that he understood Council's frustration, however, historically the Town had been opposed to growth along the corridor in any way shape or form, citizens were adamant about retaining the horse farms. Twenty years ago, the sewer was established for the sole purpose of the Southampton development. We need to change our mindset. We made the change to the Hobgood property at Jenkins. Sewer was a big hurdle for us, we will require connection and capacity for the future. Mr. Perkins added that he and Mr. Trocquet had many developers come to the Town for that particular property. He agreed that the Town needed a list to work on but to keep in mind the historical mindset regarding the corridor.

5. A progress update on projects included in the 2017 (current) SPLOST.

Brandon Perkins, Town Manager; Scott Langford, Public Works Director; Sandy Beach, Finance Manager

Mr. Perkins shared a color-coded sheet listing the 2017 SPLOST, with green being completed projects, tan were current projects, and blue were under design for fiscal year 22/23. Mr. Langford clarified that the current projects were already under contract. He gave the example of the Palmetto Road Roundabout project, which was expected to be

completed the next year or the following fiscal year. Mr. Perkins shared that he was currently working with firms regarding a master plan for the Dortha Redwine Park project to be voted on in April.

He added that the paving of the SR 74 Northbound On-Ramp project with an estimated cost of \$400,000 did not happen due to GDOT's rejection. The roundabout had a cost of \$350,000 which would be higher due to being placed in the SPLOST without a study being performed. It would not be a mini-roundabout, the intersection warranted a full roundabout. He reminded Council that the 2017 SPLOST was \$9,025,000, which \$8,159,286 was received as of last December. As of March 8, 2022, \$4,144,143 had been spent. He assured them that staff was actively working on SPLOST projects.

Mayor Dial shared that he was surprised when he saw the numbers. Ms. Beach clarified that a large amount of the funds was spent for the Georgia Transportation Infrastructure Bank GTIB project which was a low-interest grant loan. This was for the paving of Senoia and Castlewood Roads and the turn lane from Tyrone Road onto Highway 74. Within the SPLOST funds was approximately \$2.3 Million to pay back the loan which was still being paid monthly. She explained that instead of using the money immediately, the funds were being utilized for other projects while gaining interest. Once all SPLOST funds were in, the loans could be paid. The loan interest rate loan was being used to fund other projects. Mayor Dial asked for clarification, are we gaining more than we are using? Ms. Beach stated no, it just freed up funding to be used on additional projects.

6. Discussion: Tyrone's 2023 SPLOST Funding Priorities

Brandon Perkins, Town Manager; Sandy Beach, Finance Manager; Staff

Mr. Perkins shared that Fayette County had shown interest in moving toward another SPLOST on the ballot in November. They had since decided to wait until March of 2023. That gave staff extra time to create a solid list of items for that SPLOST. He shared that staff had already begun to create the list. The list had 27 items; debt reduction was one of the items he wished to include for a total of \$3 Million, for the municipal complex. The anticipated amount for the next SPLOST, if passed would be approximately, \$11 Million. He then names a few items: resurfacing, crosswalk improvements, and police equipment. He added that staff and Council would continue to work together for a list. Mayor Dial shared that it would be difficult to create a list without numbers. Mr. Perkins shared that pricing was currently volatile, especially as it related to asphalt and building materials. He added that it was still early and staff had more time to work on it. Council Member Furr asked if the Town had to submit amounts to the County. Mr. Perkins stated that staff would create a booklet as was completed in the past, with a list of projects and estimated amounts. The list was also created for the citizens.

Ms. Beach shared that part of the education to the public, Council needed to relate to the citizens that anytime anyone pays for something within the County, even if they do not live in the County when they pay the sales taxes, it eventually came back to the citizens. Instead of an increased millage rate on property taxes, this was another way others could help with our projects. Council could relay that message so they could fully understand the process.

Council Member Campbell inquired about the street lighting under the 74 overpass. Mr. Perkins shared that he planned on placing that project within the next budget.

Mayor Dial stated that even though the SPLOST assisted with debt reduction, stormwater, and resurfacing projects these would not be attractive enough for citizens to vote for another SPLOST. Council Member Campbell stated that the Sandy Creek multiuse path may be a draw. Mr. Perkins shared that signage and the new website would remind citizens what the current SPLOST accomplished and to add that it would only come out of their pockets when purchasing groceries and such, not their property taxes. SPLOST did not pay for salaries but it freed up millage funds for the other items such as salaries. SPLOST paid for the big-ticket items so there would be no need to raise the millage rate.

Mr. Perkins mentioned that Mayor Dial mentioned the possibility of a SPLOST Citizen Advisory Committee. Mayor Dial stated that after some thought if a committee member were to misinform the public of the details of SPLOST and how the money could be spent, it could get lost in translation and could cause an issue. That could also cause more work for staff. Council Member Campbell suggested a mailer, similar to the Comprehensive Plan survey. Mr. Perkins agreed to place that need into the next budget.

Council Member Furr inquired about SPLOST funds for Pickleball. Mr. Perkins reminded everyone that the Redwine Park project was listed in the current SPLOST. He suggested only having Pickleball courts instead of tennis or multi-use courts, totaling eight courts.

7. Discussion: Tyrone's American Rescue Plan Act (ARPA) Funding Priorities

Brandon Perkins, Town Manager; Sandy Beach, Finance Manager

Mr. Perkins shared that we still had a couple of years before we needed to spend the funds. He added that Ms. Beach had a report due in April and she needed some projects listed. He stated that one option was to take the entire \$2.8 Million to put toward revenue replacement for government services. It was a very broad term that could not be used for salaries or retirement. It could be used for additional sewer capacity and economic development such as stormwater improvements. The other option would be to go through the ARPA list, that was the path staff was leaning toward.

Mayor Dial shared that one of his main topics of discussion from citizens was that our sidewalks were too narrow. He added that they were built for pedestrians, not golf carts. The request was to widen the sidewalks. He asked Mr. Davenport if a right-of-way acquisition process was needed for that? Mr. Davenport stated that the Town-owned the right-of-way. There were exceptions but most were within the Town's right of way. Mayor Dial and Council Member Furr shared that when repaired, the sidewalks looked bad. Mayor Dial asked if the funding could be placed for a sidewalk project? Mr. Perkins stated that yes, he believed that the sidewalks could be funded through ARPA. He added that Tyrone was a share-the-road community and carts were allowed on roads with speed limits below 35 mph. Our ordinance allowed it. Multiuse paths should only be on roads over 35mph, not in neighborhoods. We need to decide if we are going to maintain the posture of a share-the-road community. Carts slow traffic on Senoia Road. Mayor

Dial stated that if we decide to go that route, we need to put the ARPA funds toward road signage and road painting, to make it obvious. Mr. Perkins stated that we also need public relations for that topic.

Council Member Campbell stated that he believed that most of the Town should be under 35 mph. it would save us money, there would be no need for additional cart paths.

Mr. Trocquet stated that the Comp Plan would be a perfect format to establish that. He suggested adding traffic calming elements on the road. Mayor Dial reiterated that existing paths needed to be pleasing to the eye.

Mr. Langford shared that the 2023 SPLOST list highlighted path expansion and streetscapes. Mr. Trocquet mentioned TIP funding to assist with the project and LCI would open grant funding too.

8. Finance and Human Resources 2021 Highlights, Priorities, and a high-level overview of duties. ***Sandy Beach, Finance/HR Manager***

Council took a five-minute break.

Ms. Beach shared the 2021 Financial Highlights. She stated that February brought another favorable audit. Finance had been assisting with several large projects such as the sewer expansion, CARES ACT funding which was still being spent. Other projects were the Coronavirus American Rescue Plan and State and Local Fiscal Recovery Funds programs and grants, the First Responders Grant, SPLOST, and updating the Capital Assets List for the Georgia Interlocal Risk Management Agency. That list was important due to the ongoing insurance payments on all Capital assets. That meant, meeting with staff to make sure completed projects no longer required payments. She also shared that her department assisted with the completion of the ability to accept credit cards for various Town fees. She shared that for the past two years staff had to constantly stay abreast of COVID protocols that changed very frequently. Ms. Beach reported that the Human Resource portion of her duties experienced a lot of staff turnover. Staff had been working on preventative measures to retain our good employees and ways to hire great new employees.

Ms. Beach then reviewed the 2022 priorities. She shared that one of her main goals was maintaining financial stability for the Town, which required assistance from all staff and Council to maintain that goal. Other priorities were to assure favorable audits, retain great employees, and make good hiring choices. She added that employees had many reasons for seeking employment elsewhere such as their spouse's job required moving. Another priority was to create and maintain budget oversight which Ms. Smith assisted her with. This ensured that staff did not go over budget. Ms. Beach shared that Ms. Smith had been researching new financial software. Currently, staff was working on spreadsheets as a reporting and tracking method. The goal was to bring an RFP to Council to budget for a new software system. Ms. Smith shared from the audience that the software had to integrate with the Incode system and needed to be user-friendly for all departments. Ms. Beach stated that she would also like for the software to have a

transparency link for the website so the citizens could see a graph or pie chart. Ms. Beach informed Council that staff was also tracking the film and production billing.

She then shared two items on their department's wish list. She stated that the financial software needed to be Cloud-based and for the Town to update its payroll scales to ensure all positions were falling under the proper wage scale.

Ms. Beach gave Council an overview of the Finance duties. The biggest is the annual audit. It took time to prepare. Staff also prepared the financial reporting and created and maintained many budgets. All of the aforementioned took a lot of time coordinating with staff and the auditors. She stated that bills were paid on a bi-weekly basis which took proper coding and approvals. During the off-weeks, payroll was administered which required accuracy. Both she and Ms. Smith worked on payroll to ensure all staff was being paid properly. Ms. Beach shared that journal entries were made regularly along with bank reconciliations. Ms. Smith reviewed these to ensure accuracy.

She reminded Council that the auditor reported, being a small town, it was difficult to keep duties separate. She and Ms. Smith do the best they could to ensure accountability. Ms. Beach stated that other duties for her department were to oversee projects that included certain agencies such as CARES ACT, ARPA, SPLOST, and the Pendleton and Castle Lake dam projects. Financial records need to be maintained to be properly reported to state and federal agencies as well. One state report usually took her at least 3-4 weeks to prepare.

Ms. Beach shared the Human Resource aspect of her department with Council. Payroll and related taxes were one of the main duties of HR. Another duty was recruiting great employees and ensuring that they received the insurance that they wanted along with sharing all Town rules. She stated anytime there was turnover, it required exit duties to ensure employees were removed from their benefit plan. She shared that anytime an employee was on the Family Medical Leave Act (FMLA), a lot of paperwork was required along with coordination with the employee and their supervisor. She shared that recently there had been an uptick with past employees regarding their pension for retirement. This took a lot of coordination through our insurance with the Georgia Municipal Association.

Ms. Beach shared that each year a benefits package needed to be presented to the employees with open enrollment. Payroll then needed to coincide with what the employee chose so the amounts were correct and the Town or employee was not overpaying. This was reconciled every two weeks. Ms. Beach also shared that several reports needed to be filled regularly with the state and other agencies. Staff had to also verify past employees for new jobs or assist with verification when employees refinanced or bought a new home. She ended by stating that verification was happening more frequently as interest rates dropped.

Council Member Campbell asked if the Town had expended all of the CARES ACT funding. Ms. Beach shared that CARES ACT funding acted as reimbursement for monies already spent. She added that the \$392,000 was being spent through the general fund

which was reported upfront then reimbursed, unlike ARPA which was the opposite. Mr. Perkins stated that the last CARES ACT expenditure was for the Shamrock Playground.

Mr. Perkins shared with Council that Ms. Beach and Ms. Smith achieved their day-to-day tasks and although we were a Town of fewer than 50 employees, they had a long list of duties to perform. He added that he had never had an incorrect paycheck and employees did not have concerns about that. He stated that he appreciated their work and added that the HR portion equaled to a full-time position. Finance was the team behind the scenes that kept everything flowing. Mayor Dial relayed that usually the HR person was the villain but that never happened with our team. He added that Sandy was built for the job and she did a great job and that reflected good character and leadership.

9. Presentation and discussion of FY 21/22 Project Updates for the Public Works Department which includes: Transportation, Stormwater, Facilities, and Sewer projects. ***Scott Langford, Town Engineer / Public Works Director***

Mr. Langford shared the Public Works 2021-2022 update. He began with a transportation update. He stated that the roadside tree pruning had been completed and sidewalk repairs were completed in the Estates subdivision. He added that other sidewalk projects were beginning in March for Dublin Downs, Cathy Estates and Southampton to be completed this fiscal year. He stated that the Tyrone Road Multiuse Path project was in the land acquisition and final design phase and the bidding process should begin this fiscal year. The Transportation Improvement Program (TIP) project for Dogwood Trail was submitted for funding and the architectural and engineering process had begun in conjunction with the County. That would ensure the Town would have a voice as to which firm was selected.

Mr. Langford stated that asphalt resurfacing project design was underway for anticipated completion this fiscal year. The Palmetto/Senoia Roads intersection study was under staff review and should be brought to Council next week with findings. The Crabapple/Senoia Roads intersection would also be brought to Council next week. He shared that the roadway signage replacement was currently in the procurement process. Mr. Langford stated that Ms. Boullion would later give an update on the various stormwater projects.

Mr. Langford stated that the Pyron Point Pond Outlet project would begin and be completed this fiscal year. The Pendelton Dam Upgrades were awaiting FEMA Grant and Georgia EPD approval. The potential start date should be slated for the following fiscal year (2022/2023). He stated that Ms. Boullion would also brief Council on stormwater maintenance projects such as ponds, ditches, culverts, and structures.

Mr. Langford updated Council on facilities and facility maintenance for the fiscal year 2021/2022. The library had an HVAC unit replaced along with the Handley Field Concessions. The museum's window trim was replaced in the front of the building and a gas line was replaced toward the rear of the building. He explained that the building foundation was showing signs of cracking toward the back section of the building. The corner was settling and staff was researching designs for repair, it would possibly go through a helical piers process.

Mr. Langford stated that after going to court for vandalism of the Shamrock Park restroom partitions, that project was now moving forward. Cleaning and maintenance were ongoing.

The former police department required electrical upgrades for future Town elections. He stated that trees were removed at the Shamrock Park playground site and shortly the old equipment would be removed and the site would then be prepped for the new equipment.

Mr. Langford then gave sewer updates. He stated that the downtown sewer update was complete and the master plan should be completed this fiscal year. He stated that the sewer ordinance and tap fee schedule were complete. The pump station #2 liner was replaced and pump station #4 backup pump was being researched to obtain the correct pump. He stated that fats, oils, and grease (FOG) education implementation would be improved, Ms. Boullion would further cover that in her presentation. He stated that the inflow and infiltration (I&I) report was completed last summer and was submitted to Fulton County. It was a bi-annual report, the new report would be sent in soon.

Presentation and discussion of FY 22/23 Goals for the Public Works Department which includes: Transportation, Stormwater, Facilities, and Sewer.

Scott Langford, Town Engineer / Public Works Director

Mr. Langford shared the Public Works goals for the next fiscal year. Transportation, roadside tree pruning, and tree removal would continue. He added that having that job contracted was very helpful to staff. He stated that evaluations were taking place for additional subdivision sidewalk repairs, projects would be prioritized. He shared that the road resurfacing PCI information had been obtained to determine which roads were in most need of resurfacing. Tyrone Acres, off Arrowood Road, would most likely be the next subdivision to be resurfaced. He stated that preventative maintenance would continue to extend the life of roads. Those small techniques were much less expensive than the milling and paving each road. He stated that the TIP resurfacing project on Dogwood Trail was ongoing. He informed Council that the Tyrone Road cart path project should be completed the next fiscal year. He stated that the Senoia Road to Spencer Road cart path project was on the project list for the next fiscal year, along with the Spencer Road to Wynfield path which was included on the roundabout project list.

Mr. Langford continued with the list of goals. He shared that the Castlewood/Senoia Road Intersection study would be coming to Council soon but would not commence until the next fiscal year. One reason for the study was to get a feel for LCI money and how the intersection could be improved. He stated that the Crabapple/Senoia/Rockwood Road intersection design and construction upgrades would be coming to Council next week for the next fiscal year. The Palmetto/Arrowood/Spencer roundabout design had begun. The goal for the next fiscal year would be to acquire land and place for bid and possible construction. Those types of projects took time. He stated that roadway signage replacement was ongoing. He informed Council that there was the possibility of a Handley Park trail partnership with the Southern Conservation Trust.

The trail would be in between the lake and the ball fields. Another goal would be to complete the utility and driveway encroachment, permit system through Community Core.

Council Member Campbell inquired about the plan for the Castlewood/Senoia Road intersection. Mr. Langford stated that the intersection had experienced a couple of crashes and was an important intersection to downtown. The design for that intersection would play a key role in the Share the Road concept moving forward. Would the intersection be beneficial for five or twenty years? Changes could be necessary, there was a need for a study.

Council Member Howard returned at 11:49 am.

Mr. Langford continued and stated that we already had data on Senoia Road from two other projects that were current enough to do the study and could help reduce the cost of that study. Council Member Campbell stated that speed was the biggest factor, something needed to be done. He added that if the speed limit was reduced to 30mph that may help. Mayor Dial stated that the speed was already 30mph on Senoia. Council Member Campbell stated that it was not 30mph on Castlewood Road.

Mr. Perkins informed Council that the police trailer had been placed there. There were speeders but the data did not warrant enforcement. As a pedestrian on Senoia Road, it may seem as though cars were traveling faster than they were. He added that speed and speeding in neighborhoods was the biggest complaint received by the police department. The data was just not there. Out of one thousand, there may be 4% that was enforceable. We could do more for enforcement for cars and trucks. He suggested making the speed limit 30mph from the intersection to the industrial park. He had asked that the trailer be utilized more and at different locations throughout town, we need more data.

Mr. Trocquet shared that through the LCI study, there were designs to make pedestrians feel safer. He gave the example of sections of Castlewood where the path could be further off the road with trees in between, pedestrians would feel safer. Mr. Langford reminded everyone about the 2023 SPLOST list. There could be streetscaping and traffic calming device placement. The intersection study would help identify needs and pedestrian traffic. Mr. Perkins stated that if downtown was tree-lined with flashing speed limit signs and added elevated crosswalks, you would see a huge difference. Mr. Langford suggested circle planters and different striping for narrowing.

Mr. Langford continued with stormwater goals. He stated that Shamrock Park Pond improvements would be made with a new overflow pipe to ensure a better seal. Trees and erosion would also be assessed for that project. The Pendleton Dam Category I project would continue. The SPLOST Pendleton Trail Culvert Improvements Construction project was placed in the next fiscal year but it was dependent on the outcome for the dam. The projects could not be simultaneous. Town-owned pond maintenance would continue, some may be under ARPA funding or the general budget.

Mr. Langford began his discussion on the 2022-2023 fiscal year sewer goals. He stated that pump station #2, our largest pump station, the generator was old and it usually took 8-10 months to acquire. It was in the works for acquisition. Pump station #3 was currently on propane. He stated that he was working on the possibility to convert it to natural gas. Propane had a shorter life for emergencies as it ran from a tank. He stated that pump station #1 and others were being investigated for the possibility to add an air diffusion process that would keep the system from going septic, which would be an improvement. This would also reduce the cost of maintenance. Mr. Langford stated that fats, oils, and grease (FOF) tracking and education were ongoing.

Mr. Langford shared that pipe and manhole repairs and I&I reports were also ongoing. The Red Zone project that was implemented a couple of years ago allowed for the tracking to be more efficient. Mr. Langford stated that another goal was to continue conversations regarding additional capacity. He shared with Mr. Trocquet that he would like to be involved with the economic development of the north end of Hwy 74 regarding sewer connections to better plan for the next fiscal year. He added that the Southampton sewer manhole stabilization project was in the design phase and currently was not a hazard.

Mr. Langford shared the fiscal year 2022-20223 facility goals with Council. He stated that the Handley Park restroom SPLOST project would be completed. The former police department and the Redwine Park concession building's HAVC needed to be replaced. He stated that the foundation repair and ADA improvements would be made to the museum as discussed earlier. The Shamrock Park restroom partitions would be replaced and possible uses for the old police department as part of the economic development plan would be on the list. He also added that among that same list was the possible relocation of the pole barn. Also discussed were the possible uses for the former fire station. If the use of the police station were to change, staff needed to know if the pole barn should be moved and begin budgeting for that. He stated that general cleaning and maintenance was ongoing for all Town buildings. Contractors were currently being sought for the construction of handrails and stairs in the front and side of the former police department.

Mr. Langford then began his presentation on the equipment needs. The first need was a pole camera for entering into manholes and stormwater pipes with a zoom capability. This would be an asset for inspections. Mayor Dial stated that Coweta County performed our inspections and asked if they had the same capabilities. Mr. Langford clarified that Coweta County inspected our pump stations, staff would still require the camera for our stormwater or sewer. More than likely, it would be used on the storm drains as our sewer pipes were smaller and we had the Red Zone images. He added that another advantage of the camera was that all images were recordable.

The second need for Public Works would be a utility vehicle. He reminded Council that the last one was stolen and it would be needed for cart path maintenance, especially in wooded areas. It would also assist with Perma-Patching the roads, picking up dog waste from the containers, events, moving signs, installation of signs, and for the placement of rip rap for storm drains. Mayor Dial suggested a bobcat with tracks, not tires.

Mr. Langford stated that he would speak with Mr. Bowman since he was the Maintenance Supervisor but the current one did not have any safety glass. Council Member Furr asked for an estimated cost for the utility vehicle. Mr. Langford stated it should be between \$13,000 and \$15,000.

Mayor Dial suggested breaking for lunch for a working lunch. Council broke for lunch at 12:14 pm and returned to continue the meeting at 12:41 pm.

10. Overview of the Town's Stormwater Program 2021 accomplishments and future program needs, including continued compliance with the Town's Municipal Separate Storm Sewer System (MS4) permit with the Georgia Environmental Protection Division (GA EPD). ***Devon Boullion, Environmental Specialist***

Ms. Boullion thanked everyone for their time. She stated that her presentation would be a brief overview explaining the reasons for the need for stormwater management. Ms. Boullion asked if anyone could name a lake, river, or stream in town. Council Member Howard named Gin Branch. Mayor Dial named Farr Lake. Ms. Boullion stated that those were correct and that she grew up in Fayette County and never realized how many waterways the County had. She added that currently, Tyrone had at least two streams in Town that were considered nonconforming, Trickum Creek and Whitewater. Those streams were considered non-fishable. They did not meet the EPD water quality standards and the pollution of the waterways began outside the Town.

She added that we needed to follow EPD guidelines to maintain what we have. She gave an example of how pollution ends up in our streams. Rainwater comes from roofs, through parking lots, onto roads where it picks up pollutants. It then travels to the stormwater system. Tyrone, similar to most stormwater systems was separate from one another. This meant that our stormwater and wastewater were separate. The stormwater was not treated for pollutants before it drained back into the environment. Pollution would then be concentrated within the outfall pipes. Effective stormwater management was the key to preventing those pollutants, it also protected our roads and properties.

Ms. Boullion explained, how was stormwater pollution managed. Elements happen during the pre-development phase. She shared that she would meet with Mr. Trocquet, Ms. Crouch, and Mr. Langford during this time for due diligence on plan reviews. She added that the property on the north end of Hwy 74 that was discussed earlier, required a report per a request. This would give the developer a list of environmental considerations before the commencement of a project. She stated that ordinances played a large part in pre-construction meetings. They also assisted with questions that current residents may have about the buildability of a particular lot. She stated that particular buffers were also required that may affect a development site plan. She shared stormwater items that were required during the development phase; bi-weekly construction site inspections, stormwater agreements, and complaint investigations for construction sites. During the post-development phase, there would be public outreach sessions, dry weather screenings, post-construction inspections to ensure the ponds were functioning properly, and green infrastructure inspections.

Ms. Boullion stated that she worked closely with Public Works to handle resident calls and water tracking to ensure waterways were clear. She explained the Municipal Separate Storm Sewer System (MS4) otherwise known as, inventory inspections and maintenance. She stated that anytime a new development or road was accepted by the Town, that would mean more inspections would be added to the required list. She moved to the municipal pollution operation's section and stated that standards were in place to ensure that the Town was not the polluters.

Ms. Boullion briefed Council on permits and plan reviews for 2021. She stated that there was an uptick in plan reviews. A portion of her review was to ensure that there were no pools constructed within a stream buffer, also to ensure that new homes or additions did not encroach within a floodplain. She also issued land disturbance permits which required inspections regularly.

Ms. Boullion shared that there were 1,650 erosion control inspections in 2021, most of which were conducted on paper. She stated that she created a new process that placed the information within an excel spreadsheet virtually which made for easier tracking. The more development the Town acquired; the more bi-weekly inspections were needed. There were approximately 64 bi-weekly inspections that were currently required. She stated that 180 notices of compliance were issued in 2021 along with 21 stop-work orders.

Ms. Boullion displayed a picture of a stop-work order. Council Member Howard asked what violation was indicated. Ms. Boullion explained that the construction site was not properly maintaining their silt fencing which could flow into the streams which affected wildlife and ultimately our drinking water. Mayor Dial asked what would be the course of action? Ms. Boullion stated that there was a 56 items checklist required by the state, that the developer needed to follow. Compliance also costs money. The notices would begin with phone calls or emails.

Ms. Boullion explained the different public outreach and education programs we have for the public such as marking stormwater drains, the Rivers Alive event which removed trash from rivers and streams, and pet waste stations. A newer program was Adopt a Stream which was a volunteer water quality testing program. She added that last week, staff met with Fayette County Board of Education interns that could shadow staff while performing civil engineering duties, site inspections, and plan reviews. The interns were very excited about the possibility of working with the Town in the future.

Ms. Boullion moved into post-development inspections. She shared that the MS4 requirements were recently added to the Town in 2016-2017, which was a 5-year permit cycle. She stated that for dry weather screenings and outfall monitoring, the pipes should only carry stormwater. The inspections begin at the furthest downstream points in the system. If water was flowing from those particular pipes 72 hours after a rain, something was wrong, it should only carry rainwater. That was a reporting requirement along with water sampling. Appropriate action would then be taken.

Ms. Boullion stated that stormwater structures were included in the 5-year reporting cycle. Inspecting the structures allowed staff to prioritize maintenance projects.

In 2022 there were approximately 600 structures that needed to be inspected along with all other required stormwater reporting. She reported that there were many miles of stormwater pipe located in the Town. Several hundred required annual inspections. She mentioned that there were hundreds of ditches along Town roads, which did not include the residential ditches. She stated that the relationship between her department and Public Works was important due to the data that she was required to enter for the ditches and that Public Works' duty was maintenance.

Council Member Campbell asked if the interns could assist with the inspections. He added that people did not realize what a massive undertaking this was. Ms. Boullion stated that there were limitations with interns. They could shadow but they were not allowed to complete the inspections, there was also a liability factor. They could assist with public outreach.

Council Member Furr inquired about septic tanks. She stated that Line Creek was notorious for overflowing, does the Town perform those inspections? Ms. Boullion stated that the Fayette County Environmental Health department covered septic tanks. Council Member Furr asked if it mattered where the overflow traveled? Ms. Boullion explained that during the plan review phase, stormwater controls were usually placed to stop long-term issues from occurring. Also, during that phase, floodplain data was reviewed to ensure homes were built at a proper elevation. Unfortunately, older homes acquire natural floodplain areas. She added that she would do her best to educate and inform residents if there were an issue. She would look at the problem but normally that would not be a Town issue. She would also ensure that future development would be developed safely according to the required standards.

Ms. Boullion informed Council regarding stormwater ponds and green infrastructure. She stated that Mr. Bowman tracked how many trash bags that AAbby collects. 9.5 tons of litter was collected from our roadsides and Town-owned parking lots and properties, keeping litter out of our lakes and streams. This was also an EPD requirement. She shared that another one of her many duties/requirements was to educate Town staff regarding stormwater runoff impact. She shared that she also worked closely with Public Works to improve the facilities checklists, which included facilities that were considered pollution prevention hot spots such as the pole barn. She added that another agency that she had to file reports to was the Georgia Soil and Water Conservation Commission. She shared that she and Mr. Langford had been re-certified to complete the plan reviews, to be an inspector, and to enforce the soil and erosion control requirements. She stated that Mr. Bowman became a Site Operator through the certification process. She shared that one goal was to have the entire Public Works crew certified, it would be beneficial.

Ms. Boullion shared pictures that had been taken since she arrived indicating clogged pipes. She reiterated the importance of her position working in tandem with the Public Works crew, together they could uphold many stormwater maintenance regulations moving forward. Another report that was required was maintenance that was completed on the stormwater infrastructure.

Previously, some work was contracted by Mallett Consulting, Inc. since then, Mr. Langford completed design work for the catch basins and sidewalk repairs. All of which would require a new reporting form.

Ms. Boullion shared a color-coded map indicating the levels of severity of aging stormwater structures. Most of the piping under our roads were from early development, made from metal. The lifespan for those pipes was usually 25-30 years. The older subdivisions were likely to require maintenance. Unfortunately, as time passes and more subdivisions were developed, there would be more need for inspections and maintenance. She stated that according to the map the densest areas were in the subdivisions. She reflected on the previous presentations that indicated the need for commercial development to balance the residential cost of services, which included infrastructure.

Ms. Boullion stated that as the Town grew so would the need for additional data collection and staff in Environmental and Public Works. She added that previously, Planning and Zoning and Environmental shared a GIS mapping license between departments. Currently, Mr. Trocquet was unable to log onto his system. The mapping system was a much-needed tool. She stated the need for a field license would also assist Public Works. Staff was working toward mobile reporting which would be a more efficient way to collect data across departments. Ms. Boullion currently had an effective way to collect erosion control inspection tracking. If Mr. Bowman had a tablet, he could also better track the stormwater maintenance log.

She restated the need for the pole camera. The camera would be an ideal tool for looking under roads for the condition of the pipe. Council Member Campbell asked if all camera work had been completed on the sewer lines. Mr. Langford stated that the work was close to completion, some sections were flooded which made it difficult to collect data. Council Member Campbell asked if those areas were functioning. Mr. Langford stated that yes, the water was still flowing.

Council Member Campbell asked Ms. Boullion, in a perfect world, what could Council do to make her job easier or better. Ms. Boullion first thanked Council for listening and added that the first step to helping her would be to listen and understand her duties. She stated that given the pace of development, she stated that contracted technical assistance for the subdivision infrastructure inventory would be ideal. Tracking takes a lot of time, which would give much-needed support. It would assist with the required 100% tracking requirement for EPD. She ended by informing Council that when the Town's population growth exceeded 10,000, there would be additional EPD regulations related to stormwater.

11. Tyrone Police Department 2021/2022 Priorities & Outcomes
Randy Mundy, Police Chief

Chief Mundy stated that the 2021 priorities and outcomes were cautiously optimistic due to the nonexistent baseline in 2020, due to COVID.

He stated that the department always maintained less than a 100 count on Part I Crime which included the more serious crimes such as murder, rape, robbery, larceny and arson level I, to mention a few. They were always less than a 200 on Part II Crime which included credit card fraud, forgery, drug possession, and theft. He stated that there were 75, Part I crimes and 127 Part II. The Part I was 16 lower than the previous year due to COVID. Comparing 2019 to 2021 the numbers were in line. Chief Mundy stated that the department increased traffic enforcement. He took officers from each shift and had them answer calls and had them be the traffic enforcement specialist for that shift. He stated that Charles Clark and Mike Vena were brought into the traffic fold. The force was still in need of an officer; however, three officers were performing both duties.

He stated that community outreach included the third Citizens Police Academy (CPA), the Stop Program, and Coffee with a Cop. All programs were at full capacity with two seats added to the CPA. Mr. Perkins stated that the public would soon see a change to the crime reporting format as they would no longer be titled Part I and II. Mr. Perkins' concern was that the new reporting method may seem like the numbers were inflated due to the method of reporting.

Chief Mundy reported that the FLOCK cameras had been installed along Hwy 74 on the north and south ends. This would allow the Peachtree City, Tyrone, Fayetteville, the County, and Fairburn cameras to communicate with each other. Mayor Dial asked if there was a need for the cameras in the industrial parks?

Chief Mundy expressed his desire was for the industrial park businesses to form a Business Owner Association (BOA) and for various HOA's to install cameras. The cameras cost \$2,000. If the Town wished to purchase one for the entrance of the industrial park, that would be a thought. Ideally, the business owners should get together to purchase several.

Chief Mundy updated Council regarding firearms upgrades. Officers were given the option to trade their old weapons and buy in for an upgrade. He stated that the purchase of a drone was discussed last year and that the current issue was the weekly evolving regulations. They have decided to wait until regulating settled down. He shared that the state came through the department with another certification and thanks to Officer Banks, they passed with flying colors. He stated that the Intermediate Advanced Supervisory and Managerial Certification pay incentives were implemented and currently five officers were certified, he was encouraged that the numbers would grow.

Chief Mundy shared the 2022 priorities. He stated that the goals were to continue with crime stats to be under 100 for Part I and under 200 for Part II. Incentives would be offered for the officers to earn their career advancement certifications. Officers had also been asked to complete GCIC training to be able to enter warrants on their own. Currently, Ms. Spradlin had to be called in from home during off-hours to perform warrants. Another goal would be to continue with community outreach with the CPA, the Stop Program, and Coffee with a Cop.

Chief Mundy then listed the following additional outreach that the department took part in: they connected with the American Legion, met with the Fayette County NAACP for their awards night, attended two collaborative HOA President's meetings, took part in the Fayette County Bicentennial event, River Crest HOA meeting, took part in the Sandy Creek's graduation parade, the Lake Windsong parade, another HOA President's meeting, Sandy Creek's 911 Memorial celebration, Fayetteville City Hall's 911 celebration, First Baptist Church's See You at the Poles event, Sandy Creek's Homecoming parade, Southampton's 20th Anniversary, Tyrone's Founders Day celebration, the Griffin Judicial Domestic Violence event in Fayetteville, Lake Windsong's HOA meeting, and the Tyrone Christmas Tree Lighting event.

Council Member Hill inquired about the need for more FLOCK cameras. Chief Mundy stated that FLOCK leased the cameras to the Town. Ms. Beach stated that it cost \$2,500 a year for each camera. Council Member Hill asked if ARPA funding could go toward the leases? Mr. Perkins stated that yes, that was considered government services. He added that he was a strong advocate for the cameras. Chief Mundy stated that several perpetrators had been caught with assistance from the cameras.

12. Tyrone Municipal Court 2021 Accomplishments and Future Goals
April Spradlin, Court Clerk

Mr. Perkins shared that Ms. Spradlin was unable to attend the meeting, he read her presentation. It began with the 2021 Court Overview.

He stated that they navigated through adjusting court procedures to hold court and bench trials safely and healthily during the COVID 19 Pandemic. Mr. Perkins said that he could attest that they did do a good job of keeping up with regulations.

He stated that the Court adjudicated a total of 902 citations including traffic violations, city ordinance violations, misdemeanor drug cases, serious traffic cases (including DUIs) and cases transferred to another court. He added that they continued to maintain records per the State of Georgia Official Judicial Branch Retention Schedule to ensure statutory requirements were maintained. He added that they had successful completion of the town audit with Rushton and Company. Mr. Perkins stated that the Court played a big part in the annual audit.

Mr. Perkins shared that the total fines and fees that were collected for last the calendar year were \$196,000, with \$127,000 allotted to the Town, and \$69,000 was paid to state and other county agencies. He added that there were \$1,300 in jail fees and \$12,000 of jail fees were billed by the County. He shared the Court revenue for six years, the Town was negative \$82,243.50 for 2020, however, up to \$20,064.41 last year, it ebbs and flows.

Mr. Perkins shared the Tyrone Court goals for 2022. He stated that Ms. Spradlin was the Terminal Agency Coordinator (TAG) and she maintained all GCIC standards for the Police and Court departments. They would continue this training. She made sure the Town stayed in compliance with the state computer system.

He added that Court had a goal for no appeals or formal complaints and to complete all training through the ICJE and to maintain courtroom security and the well-being of others.

Council Member Campbell shared that 99% of residents did not realize how much reporting and paperwork goes into their jobs. Mr. Perkins agreed and added that there were a lot of moving parts. He stated that if they only knew that we had miles of pipe and tons of paperwork. He shared that his Capstone project for his CPM training was a citizen's academy for the administration side, similar to the Citizen's Police Academy. The administration staff would help citizens understand how their government works.

13. Recreation Department Highlights and Goals. ***Recreation Manager, Rebecca Brock.***

Ms. Brock shared the 2020 and 2021 highlights. She shared that the big item was the replacement of the Shamrock Park playground. She added that it should be operational this summer. She stated that there would be a ribbon-cutting to open the playground which would include food trucks. New grills would also be added when the playground was completed.

She shared a few noteworthy events including hosting the Fayette County Bicentennial event. Another event was the Shamrock Market. She had received good responses and after speaking with Mr. Trocquet agreed to possibly host the event every quarter. The event would co-mingle with other key events throughout the year. She stated that the St. Patrick's Day event would take place this Saturday with over 45 artisan vendors. Shamrock Market would be the summer event, Founders Day would be the fall event and there would be a Christmas Market along with the Tree Lighting ceremony for winter.

Ms. Brock shared the department's community effort for the year. She stated that the Wreath Ceremony was the biggest yet, which was held at Veterans Park. Her department had partnered with Boy Scout Troop 74 to continue building the Veteran's Crosses. The program would continue for Memorial Day. She then thanked Mr. Billy Howard for his assistance. She stated that the Christmas Angel Tree program was continuing and Memorial Benches had been added to Shamrock Park. The partnership with Tyrone Library would continue to host their summer events. She stated that as programming grew so was the need for a larger volunteer force. They had begun reaching out to local high schools, Girl Scouts, Boy Scouts, and local Homeschool groups for those that needed more volunteer and service hours and good resume' material for college.

Ms. Brock shared that this year, volunteer Kaye Pate was honored as a National Honoree of the Small-Town Civic Volunteer Award. This year, staff would institute a Volunteer of the Year Award to honor the volunteer who goes above and beyond to be presented at the first Council meeting of the year.

She shared that the Trick-or-Treat event last year was featured in the Georgia Parks and Recreation Association magazine as an example of how to host a fun and safe event during COVID-19, as well as an article in the Fayette County magazine.

She informed Council that she had obtained her Certified Playground Safety Inspector (CPSI) Certification. Recreation Assistant, Ms. Owens was honored by the Town for her hard work running Recreation while Ms. Brock was on maternity leave. She shared her appreciation for Ms. Owens.

Ms. Brock announced the 2022-2023 events. March 12th was the St. Patrick's Day event despite the wind and cold weather, all vendors were still on board. August 19th would be the Shamrock Market, September 30th – October 1st would be the annual Founders Day celebration. October 15th would be the Drive-in Movie, Halloween Town at Handley Park, October 28th would be the annual Trick-or-Treat around the Lake, November 27th would be the Lighting of the Tree and Christmas Market, December 3rd would be Cookies with the Clauses, December 7th Laying of the Wreath, December 10th Drive-in Movie, Elf.

Ms. Brock shared that staff would begin building the events from the downturn due to the Pandemic. It would begin with the St. Patrick's Day celebration and continue with the Shamrock Market and end on a high note with the addition of the Christmas Market to the Lighting of the Tree event.

Ms. Brock shared a few staff goals. Staff would become more involved with GRPA and possibly offer a Basics of Event Planning Class in the future for GRPA. Ms. Brock stated that she was working to obtain the Certified Parks and Recreation Professional (CPRP) Certification. She had also applied to the GRPA Leadership I and II program, which could only take 40 applicants at a time.

Ms. Brock announced the new Christmas Tree program that was proposed by Council Member Howard. Tyrone businesses could purchase a Christmas tree and decorate it as they pleased, they would then be placed around the perimeter of the Shamrock lawn. So far 20 have applied and another email blast would be sent out soon everyone was very excited to see that program. She added that they would continue building on the Veterans Cross program.

Ms. Brock stated that programming had grown exponentially in the past three years and staff was reaching the upper limits of what a two-man team could do. She added that she had conversations with Mr. Perkins and wished to continue them for the possibility of adding another assistant or part-time person to assist with programming and events soon. This would help maintain the certain standard of quality service that our citizens deserve.

Ms. Brock shared that another big goal with the installation of the new Shamrock Park playground was to focus on safe play spaces and quality. All Town playgrounds should meet the required safety standards. A lot of mulching was needed along with small repairs and barrier repairs. She added that Redwine Park currently did not have barriers. Monthly inspections and documentation would also be kept.

She explained the importance of keeping good inspection records and added that there were differences between children taking normal risks and hazardous equipment. She stated that signage would be updated stating the age appropriation for each playground. She thanked Council for always supporting their events.

Council Member Hill asked if interns could be utilized for her department. Ms. Brock stated that she would be open to having interns, however, there were some duties that they would not be allowed to perform. Council Member Campbell asked how staff would enforce the age appropriation for the playgrounds. Ms. Brock stated that if staff was in the vicinity, they would keep older kids off the equipment. If a teenager was hurt on the equipment and it had the proper signage they could not come to the Town for damages. Ms. Brock added that some signage included weight limits.

14. Tyrone Library Priorities and Highlights. ***Patty Newland, Library Supervisor***

Ms. Newland shared some changes including plexiglass to enclose the circulation area. The lobby had a brochure stand and aquarium artwork was added. She shared the 2021 priorities which included developing flex programs that could run virtually or live to accommodate everyone. Staff continued with their curbside service and they were working with Finance and Administration to enable credit card payments. She thanked Ms. Beach and Ms. Smith for their assistance. For 2021 & 2022 one goal was to reinstate pre-COVID hours of operation. She added that they were now open late every Wednesday, and were also open on Saturdays. She shared that they were slowly returning to in-house programming and bookcases for the reconfigured Juvenile section would be delivered in April.

Ms. Newland shared a few highlights and stated that staff received new computers, she thanked Mr. Perkins for his assistance. She shared that a new grant was awarded to all Flint River libraries which included internet hot spots. If someone subscribed to receive the internet hot spot, it could be utilized during camping trips or on vacation. She stated that the library was also able to receive laptops that would be available for the public to check out. Along with the hot spot, they would have the complete package.

She stated that the library was still able to use funds from the State Book Fund grant from the 2021 fiscal year to purchase downloadable titles and add new volumes of sports and foreign language books to the Juvenile area.

Ms. Newland informed Council that the LibTech grant money was used for purchasing technology upgrades. Tyrone was allocated approximately \$2,164. They purchased a Kindle Fire tablet, iPad, Samsung Galaxy tablet, Amazon Kindle 10th generation tablet, three webcams, and a 70" SMART Board interactive whiteboard. She stated that due to 2021 budget cuts, libraries did not receive LibTech funding but that it would be reinstated this fall. Mayor Dial shared his concern regarding the budget cuts. Ms. Newland stated that LibTech usually funded the public computer area. She was happy with the equipment that was purchased and was looking into purchasing additional laptops and equipment for the SMARTboard.

Ms. Newland gave shout-outs. She shared that Ms. Ferrill did a great job with programming and that she recently informed her that she would be retiring at the end of April. Ms. Newland appreciates Ms. Ferrill's time and contribution to the youth and children in our community. She thanked Ms. Laura Higgins for the newly formed Scrabble Club, she ran the Facebook page and helped with programming and circulation. She thanked Ms. Katie Rees for her expertise in repairing damaged books.

Ms. Rees also uploaded library information on the webpage and worked with Circulation. She thanked Ms. Galilla Mulugeta for running the Instagram account that had 500 followers. She assisted Ms. Ferrill with uploading the weekly Big Time Story Time and she was the go-to for any computer questions or issues. She then thanked Ms. Susan Bolling for her assistance dealing with logistics, tracking items sent out for holds, as well as handling Circulation duties, and keeping the shelves read. Ms. Newland added that they all did an outstanding job.

Ms. Newland gave the 2021 end-of-year statistics. There were well over 66,000 items in circulation, 7,601 in program attendees, 145 programs, and over 11,000 in computer sessions and Wi-Fi connections. She added that when she compared 2021 to the biggest year in the library's history (2019), the statistics were favorable.

She informed Council that the current library location opened in January of 2008. She shared that the building was 14-years old, over 9,000 sq. ft, and housed approximately 45,000 items. Those items included books, movies, audiobooks, and the children's area.

Ms. Newland began a discussion regarding the grassed/walkway area between the library and the recreation building. She shared that the area would be the perfect place for a quiet, covered, landscaped reading area that could later host open mic night poetry readings or Storytime. This could be a public garden, outdoor event center. She added that she was currently researching grant funding for Adirondack chairs, coverage, and landscaping. This improved area would complement the downtown plans. Mayor Dial asked Mr. Newland if she was leaning toward a gazebo? Ms. Newland shared that she was thinking of a pergola with stringed café lights, also an oversized chess set. She added also include a small shed with juice vending machines. The development could happen in phases. This would benefit the library and recreation facility, along with tying-in downtown.

She shared that perhaps in the fall, there could also be a tractor hay-ride to connect with the museum. Mr. Trocquet showed an example of a pergola and landscaped areas. Council Member Campbell asked Mr. Langford if the additional bricks were still located at the museum location. Mr. Langford stated that yes, there should be some available. Council Member Campbell stated that there should be enough to create a walkway between the two buildings. Mr. Langford shared that item #23 on the 2023 SPLOST list was library-recreation exterior spaces improvements.

Ms. Newland ended by sharing that she was excited and felt that the Town with all of its plans, was entering a Golden Era. The library/recreation plan would make it cohesive to tie everything together and to create an additional event space with small events. This could be accomplished in small phases.

She stated that she was excited, she loved their building, it had stood the test of time. She added that although they were experiencing growing pains, that additional area could assist with that. Council Member Campbell shared that the library and staff was the Town's hidden gem. Council Member Furr shared that they did not visit enough and she did not wish to intrude but that she and her staff did a great job. Ms. Newland shared that she welcomed Council and that she would add a computer class and perhaps a technology class.

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

Council Member Furr asked if Veterans Park could be mulched, it was in need. She asked if the additional parking located at Veterans Park included parking that faced the First Baptist Church. Mr. Trocquet stated, not at this time. That area would be for an extension of a cart path. She shared that she asked due to the need to separate and relocate the daffodils that were currently on that side. She asked if the tree would be taken down soon. Mr. Perkins stated that it was something to research, but it would not be taken within the year. He added that additional parking spaces could be located at Veterans Park.

Council Member Furr also shared her concerns with unattended children feeding the snapping turtles bread near the bridge at Shamrock Park. They could snap at a child which could be dangerous. Mr. Perkins shared that a couple of years ago there were concerns regarding snakes. This was their habitat. Council Member Furr asked if wire could be placed around the lake for safety? Mr. Trocquet stated that we could contact the Southern Conservation Trust.

XIV. EXECUTIVE SESSION

XV. ADJOURNMENT

A motion was made to adjourn.

Motion made by Council Member Campbell.

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

The meeting adjourned at 2:10 pm.

By: _____
Eric Dial, Mayor

Attest: _____
Dee Baker, Town Clerk

TYRONE TOWN COUNCIL MEETING

MINUTES

March 17, 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

Social Distancing will be observed, and seating is limited. The meeting can be accessed live at www.tyrone.org/youtube. If you do not plan to attend, please send any agenda item questions or comments to Town Manager Brandon Perkins (bperkins@tyrone.org).

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

Mayor Dial called the meeting to order the Invocation preceded the 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

Mr. Perkins asked that item #6 be removed from the agenda.

A motion to remove item #6 and approve the balance of the agenda was made.

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. Consideration to approve the minutes from the February 17, 2022, Council Meeting.

A motion was made to approve the consent agenda.

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

Voting Yea: Council Member Howard, Council Member Hill.

VII. PRESENTATIONS

VIII. PUBLIC HEARINGS

2. Consideration to hear a revision of a development plan as part of the Light Industrial (M-1) 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, Town Planner***

Mr. Perkins shared that the applicant wished to withdraw the item. The proposal triggered the need for a Developments of Regional Impact (DRI) study which usually takes a couple of months.

A motion was made to withdraw the item.

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

IX. OLD BUSINESS

X. NEW BUSINESS

3. Consideration of a rate adjustment for sanitation services as requested by AMWaste.

Brandon Perkins, Town Manager

Mr. Perkins stated that a letter from AMWaste was submitted on February 10, 2022, requesting an annual Consumer Price Index (CPI) increase and a fuel surcharge. He explained that the Town's contract gave them the ability to request a CPI and it allowed them to add the fuel charge. The charges had to be in line with the All-Urban Consumers-U.S. City Average-Garbage and Trash Collection, which it did. The increase for a single can would increase from \$54.51 to \$56.07 per quarter, which was a 2.8% increase. The fuel surcharge would be 7.24% which would add another \$4.06 for customers with a single can, and \$4.62 for two cans.

AMWaste District Manager, Michael Cosman stated that the fuel surcharge could fluctuate. He shared that the increase was due last October per the contract with the Town, however, service was lacking at the time and he was fairly new to the company. He added that he did not feel comfortable asking for the increase. Since then, he felt that most of the issues had been resolved. Mayor Dial clarified that the two increases were separate. Mr. Cosman shared that the fuel charge was automatic. He asked permission to place both charges on the upcoming bill.

Mayor Dial clarified that the fuel surcharge was non-negotiable, Council was voting on the CPI. Council Member Furr stated that because of the uncertainty of gas prices, the quarterly sanitation bill could fluctuate. She asked what the ceiling was? Mr. Cosman stated that last week gas was on average \$5.26 but was steadily decreasing. Mayor Dial

asked, how often would the Town address the fuel charge? Mr. Cosman stated, every quarter.

Mr. Perkins stated that it would not be Council's burden to deal with the fuel charge every month. He added that the contract allowed AMWaste to make adjustments as needed but was not allowed to increase more than 10%. Mr. Cosman clarified that if fuel increased more than 10%, they could then implement an increase. He added that the same increase could have been requested in October but he did not feel comfortable asking at that time regarding the service issues.

Council Member Furr asked about the current 7.24% increase. Mr. Cosman shared that it may change slightly due to the constantly changing fuel charge but he would communicate with Mr. Perkins. Mr. Perkins shared the verbiage from the contract, "In the event that the average cost of fuel increases over 10%, a fuel surcharge may be added. Once the rate drops below the 10% threshold, the surcharge will be removed. Calculations and adjustments shall occur quarterly". Mayor Dial elucidated that the surcharge was intended to be temporary. Council Member Campbell shared his concerns regarding the fluctuating quarterly sanitation bill for citizens. Mr. Perkins stated that the fuel charge was not debatable and did not require a vote. Before Council was the quarterly base rate increase. He explained that the fuel charge was standard in a contract due to that type of business relying heavily on fuel.

Council Member Campbell shared that citizens needed to be informed before receiving their increased bill. Mr. Cosman stated that an insert would accompany the bill explaining the increase. Mr. Perkins stated that he should receive a copy for review before it would be sent to the citizens. Mayor Dial stated that he and Council would like to see the language as well. Mayor Dial and Mr. Perkins agreed that customer service had improved. Mr. Cosman shared that the company was implementing a weekly fuel stipend for their drivers as an appreciation.

Discussions began regarding the difference between the CPI and the fuel surcharge. Mr. Davenport explained that the fuel charge may constantly change. The CPI was an annual increase per the contract every October. Council Member Campbell asked if there would be another increase in October. Mr. Cosman shared that he would be before Council again in October requesting another CPI increase. Mr. Davenport stated that the motion was only based on the CPI.

A motion was made to approve the AMWaste CPI index.

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

4. Consideration of 2023 - 2032 L.O.S.T Certificates of Distribution.

Brandon Perkins, Town Manager

Mr. Perkins informed everyone that according to Georgia law, OCGA 48-8-89, the Town was being asked to consider approval of an updated certificate of distribution for the Local Option Sales Tax (L.O.S.T.). The tax would be distributed between Fayette County and its five cities. The renegotiation was based on the 10-year Census. He added that Tyrone was currently at 6.1386% of the overall SPLOST and the proposed percentage was 6.0249%. These percentages were based on the pro-rata share of the 2020 Census.

Mayor Dial stated that while Tyrone's percentage was decreasing, our revenue was increasing. Although the split with the County stayed the same, Tyrone was growing slower compared to the other cities. He reflected that the meeting went much smoother than 10-years ago when no one could agree. This year everyone worked very well together to reach an agreement. Based on the facts, Fayetteville was growing faster than the other cities and Peachtree City was taking the biggest hit. He added that the new L.O.S.T would go into effect from 2023 to 2033. Mayor Dial shared that during the last L.O.S.T negotiations, because no one could agree, Tyrone was willing to take a smaller portion in the beginning than we deserved. It increased toward the end. This year we were thankful for what was negotiated.

A motion was made to approve the proposed 6.0249 % for the upcoming L.O.S.T. Certificates of Distribution.

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

5. Consideration and approval of a new Hotel/Motel tax ordinance.

Brandon Perkins, Town Manager

Mr. Perkins stated that the Town had never had an ordinance in place to collect an excise tax for hotels or motels. The proposal would require not only hotels and motels to pay the tax but also, any short-term rentals from companies such as Airbnb and Vrbo. The approval would require the owners to submit a 3% sales tax on the rental. This would not be a large revenue source for the Town but it would be a regulatory device relating to short-term rentals. He added that if a developer wished to build a hotel within Town limits, we would have this tax in place.

Council Member Hill asked how many Airbnb's were currently in Town. Mr. Perkins stated that at last count there were 17 that staff was aware of. Unfortunately, when you search the internet for local Airbnb's the search was limited to those that were currently available. There was one in Town that has had numerous complaints in the past. An

additional ordinance would follow soon addressing more for the short-term rentals. He stated that if we are aware of 17 rentals, there were probably 25.

Fayette County currently housed software that better tracked the short-term rentals. Mr. Perkins stated that he would reach out to them to see if they would partner with us.

Council Member Howard asked who would pay the tax, Airbnb or the individual? Mr. Perkins stated that the new law required that the service would collect on the Town's behalf and then they would send us a check. This would make things easier for the operator or homeowner.

Council Member Hill expressed that she did not have a problem with the hotel/motel tax, however, she was hesitant regarding the Airbnb tax. Mr. Perkins informed Council that if a hotel/motel tax was approved, state law required that short-term rentals be taxed as well. The tax would fall on the consumer, not the citizens that operate the Airbnb, similar to a nightly stay at a hotel. Mayor Dial clarified that the residents of Tyrone would not pay for the taxes.

A motion was made to approve the new ordinance governing the Hotel/Motel Excise Tax.

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

Voting Yea: Council Member Howard.

Voting Nay: Council Member Hill.

6. Consideration to proceed with Recommendations of the Intersection Study at Crabapple, Senoia and Rockwood Road.

Scott Langford, Public Works Director and Town Engineer

Mr. Langford informed Council that on January 11, 2022, POND & Co. completed an intersection study at Senoia/Rockwood/Crabapple Roads. A 12-hour intersection turning movement count was collected and two 24-hour counts with vehicle classifications. The daily traffic volumes along Senoia Road and Crabapple Lane were 6,898 with 2,104 vehicles a day. He added that the next phase took into consideration the Town's growth rate, factoring in a COVID-19 calculation that had been accepted by GDOT.

Mr. Langford reminded Council of the A-F grading system, A, being the best, F was failing. He explained that the current findings for the intersection reflected a C for eastbound during the am hours and an F during the pm hours. For westbound, it was a C for am and C for pm. He explained that the crash history indicated a total of 14 crashes of which, 7 were property damage only and 7 with injuries, 2 were serious and no fatalities were reported. He added that the most common crash was at the angle-end which composed 71% of the crashes.

The following section was the signal warrant analysis. No warrants were met for the need for a traffic signal. The next finding/option was information if the Town chose to leave the intersection as is. If the Town chose to take no action, in the year 2027 the am grade would reflect a D, for Rockwood and a C for Crabapple Lane.

For pm, they reflected an F on Rockwood and a C for Crabapple. In the design year of 2047, the study reflected an F for am and pm on Rockwood and a D and E for Crabapple Lane. He stated that the study indicated other alternatives. The most cost-effective would be an all-stop which reflected B and C gradings in 2027. The design year of 2047 reflected a D for am and F for pm. Another alternative would be a single-lane roundabout with an A for the entire life. An R-Cut rating would be a B in the opening year in the am and a B in the pm. The design year would be B's for am and CB for pm. The turn-lane alternative would be worse than a stop sign.

He stated that the best solution at this time would be the all-way stop. He shared a map and explained that it was only a design. It was to be controlled by LED-illuminated stop signs and rumble strips, and WB-1 Stop-Ahead signs. They also recommended shoulder trimming and pruning, and roadway shoulders. In the southwest quadrant, traffic stripping was required. This method would be the most cost-effective. Closer to 2047 the intersection grading would begin degrading. At that point, we could look at installing a roundabout or R-Cut.

Council Member Campbell clarified that POND indicated rumble strips. Mr. Langford stated yes, and he would recommend they would not be placed along Rockwood Road and Crabapple Lane. Crabapple Lane has had a stop sign for a long time and the railroad tracks on Rockwood Road slowed cars before the intersection. Council Member Campbell then asked Mr. Langford if he could explain where the R-Cut would be placed if needed in the future. Mr. Langford stated that the lanes would need to be moved outward because they required a median. He believed the Town-owned an 80 ft. right of way along Senoia Road. It would also need a U-Turn area. Council Member Campbell inquired about the capability large trucks would have, maneuvering through that design. Both gentlemen agreed that it was not the best solution. Council Member Campbell stated that he liked the recommended design and that the speed limit still needed to be dropped on all roads. Mr. Langford reminded Council that a speed study was not performed, and clarified that a stop sign was not designed to slow drivers down. Mayor Dial agreed about having no rumble strips on Crabapple Lane and Rockwood Road. He voiced his concern regarding drivers heading north on Senoia Road, it appeared that they would not have a clear line of sight for the drivers coming from Crabapple Lane. He clarified that he did understand that the map was only a design. Mayor Dial compared the intersection line of sight to that of Castlewood Road and Senoia Road. The stop bar on Castlewood Road was set too far back. Mr. Langford assured them that he would make sure moving forward that the line of sight would be clear.

Mr. Langford stated that he would communicate with POND and have an estimated cost of construction by the next Council meeting. The purpose of tonight was to gauge Council's thoughts on the preliminary design before moving forward with the next phase.

A motion was made to proceed with the study's recommendation for the intersections of Crabapple Lane, Senoia Road, and Rockwood Road.

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

XII. STAFF COMMENTS

Mr. Perkins began a discussion regarding the large evergreen tree in front of the museum. He stated that Mr. Bowman shared his concerns regarding the size and the possibility of a future hindrance with sewer lines. He added, that type of tree did not look good when trimmed. He asked for their thoughts regarding leaving it be or placing it in the budget to have it removed. Council Member Campbell shared that he understood that the tree had been there for a long time but that it had become so large and could be an issue for sewer lines. He added that he would also remove the tree in front of the former police station. Council Member Hill suggested trimming the tree. Mr. Perkins reiterated that the tree would not trim well. Mr. Perkins suggested that if the tree were to be removed, more could be planted along Senoia Road. This would be in line with the LCI plan. Mr. Langford shared from the audience that there was also a brown, dead spot in the top of the tree. Mayor Dial shared that this should be a decision made by the Public Works Department. Mr. Perkins agreed but added that he understood the importance of the location of the tree, being as old as it was and in front of the museum. Council Member Howard shared that some individuals had expressed their concerns regarding keeping the tree. She added that she had assessed the tree and believed that it should be removed. Council Member Furr added that there was a similar situation with an older tree located too close to the recreation center and added that it should be removed. She agreed that the tree at the former police station needed to be removed and added that there were things that the Town could do to beautify the areas after their removal. Mr. Langford stated that he would ask staff if they could remove the tree before seeking contractors. Mr. Perkins shared that if staff could not, it would be placed in the budget.

XIII. COUNCIL COMMENTS

Mayor Dial stated that he asked Chief Mundy if his department had any equipment that was beyond their use such as Kevlar vests. He shared that the department was about to surplus 10 vests. He asked Chief Mundy if he would consider sending them to Ukraine. Mayor Dial added that Chief Mundy had just received an email from the Georgia Association of Chiefs of Police regarding this. He assured everyone that the vests were

still operable. It was too early for a vote due to logistics, he asked Council for their input. All agreed that it would be a good idea. Ms. Beach clarified that the vests were initially purchased with Federal Drug Funds and that aspect needed to be researched.

She added that a possibility would be to reimburse that fund from the pooled cash fund. Mayor Dial stated that was one reason why Council should not vote on the item just yet.

XIV. EXECUTIVE SESSION

A motion was made to approve the Executive Session minutes from February 17, 2022.

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

XV. ADJOURNMENT

A motion was made to adjourn.

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

The meeting adjourned at 7:58 pm.

By: _____
Eric Dial, Mayor

Attest: _____
Dee Baker, Town Clerk



COUNCIL ITEM AGENDA REQUEST FORM

Section VII, Item 3.

Department: Police Department

COUNCIL MEETING DATE

April 7, 2022

☐ Workshop ☒ Regular Meeting

☐ Consent Agenda

STAFF CONTACT

Chief Randy B. Mundy

Staff Report:

Item Description:

American Legion POST 105 First Responder Awards Recognition for recipient Lt. Philip Nelson

Background/History:

Each year, the American Legion POST 105 recognizes outstanding public safety personnel in Fayette County. Nominations are collected from the various public safety agencies within Fayette County.

Findings/Current Activity:

This year, Lt. Philip Nelson is being recognized by the American Legion for his community partnerships and outreach programs.

Is this a
budgeted item?

Y

☐

N

☒

If so, include budget line number:

Actions/Options/Recommendations:



PLANNING DATE 03/24/2022
COUNCIL DATE 04/07/2022

Section VIII, Item 4.

P&Z STAFF REPORT

PREPARED BY:

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

DOCKET/APPLICATION #	APPLICANT	ADDRESS/PARCEL #
VAR-2022-001	Douglas Pollard	Parcel 0738 053 163 Palmetto Rd.

SUMMARY & HISTORY

Applicant Douglas Pollard has submitted a petition for a variance at 163 Palmetto Road. The purpose for this variance request is to fulfill a condition to have the property re-platted and reconfigured for 163 Palmetto Road to be reduced to a 1-acre tract with the remaining land added to the adjoining parcel at 129 Palmetto Road. The current accessory structures located in the rear of the property were granted a variance in September of 2021. The nature of said variance follows this approximate description:

- A 27.6' variance starting at the northeast corner of building 1 run south, parallel with the property line to the southeast corner of building 1.
- A 20' variance starting at the northeast corner of building 2 run south, parallel with the property line to the southeast corner of building 2.

Mr. Pollard is requesting a variance consistent with this description for this petition matching the proposed property line adjustment from the conditionally approved plat.

STAFF DETERMINATION

If Planning Commission or Council wish to approve this variance request, staff recommends that variance only be given around the non-conforming structures as requested by Mr. Pollard so as to prevent the granting of any additional rights than what is otherwise necessary to accomplish the goal of creating a legal configuration of the accessory structures.

PLANNING COMMISSION RECOMMENDATION

The commissioners discussed amongst themselves that a rezoning had been granted under a similar request for this property that they were in opposition to. Planning Commission unanimously recommended denial.



MAP SOURCE: FAYETTE COUNTY TAX ASSESSOR

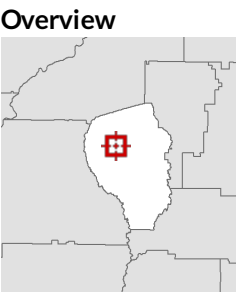
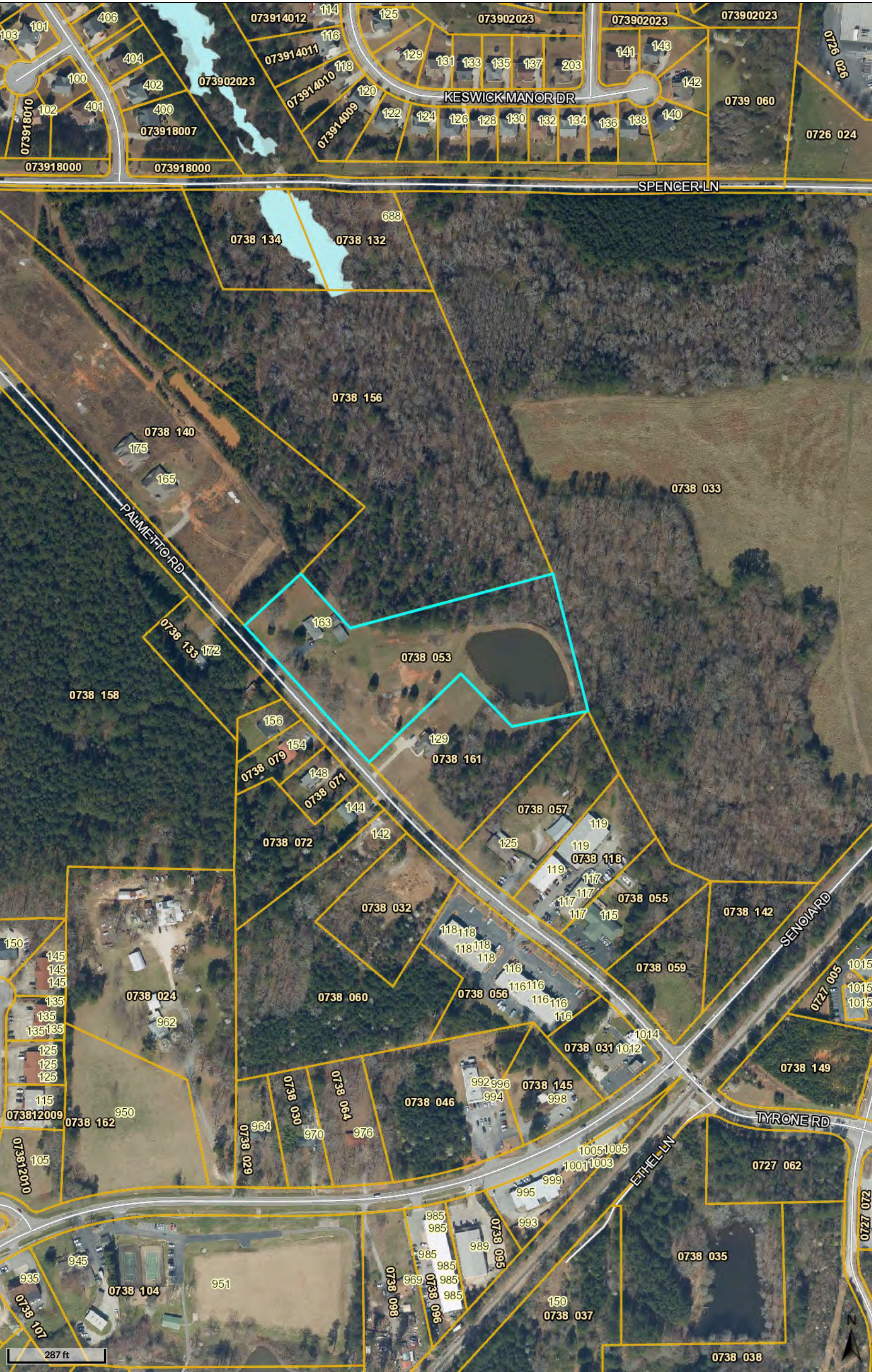
EXISTING ZONING	PROPOSED ZONING	EXISTING LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS	PROPERTY ACREAGE
R-12	N/A	Estate Residential	North: AR South: R-12 East: AR West: C-1	Single Family Dwelling Accessory Structures	6.4 Acres

COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY

The future development character area is listed as Town Center which encourages walkable, mixed-use or residential development.

ZONING ORDINANCE COMPATABILITY & IMPACT ASSESSMENT

1. **Are there 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?** This piece of property is similar to other properties within the same zoning district with regular shape, size, and topographic conditions.
2. **Would the application of these regulations create a practical difficulty or unnecessary hardship?** The removal of the structures could be considered a practical difficulty, however, they were grandfathered in under their previous situation before a new application to alter the property or change its zoning was made. The structures are permitted per a variance currently.
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.** The intent and purposes of these regulations is to maintain a setback that establishes a separation between structures and neighboring property lines. Currently neighboring properties are undeveloped which does not affect neighboring owners greatly; this is subject to change if neighboring properties develop.
4. **A literal interpretation of this chapter would deprive the applicant of any rights that others in the same district are afforded.** Other owners would be encouraged to bring structures in a similar situation into conformity with our ordinance. If not granted, the owner would not lose the right to construct an accessory structure or pool on the property similar to other owners in the same district.
5. **The special conditions and circumstances are not a result of any actions of the applicant.** The applicant is responsible for the original request to change this property thereby triggering the current course of events. The Town of Tyrone Council, by their actions, placed a condition on the rezoning of this property to obtain a variance with an understanding he would approach the Town again for re-plat and a potential variance request associated with future applications. A previous variance request was granted by Council.
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.** This variance would confer a special privilege for the property owner to keep structures that would otherwise need to be brought into a conforming status another way.










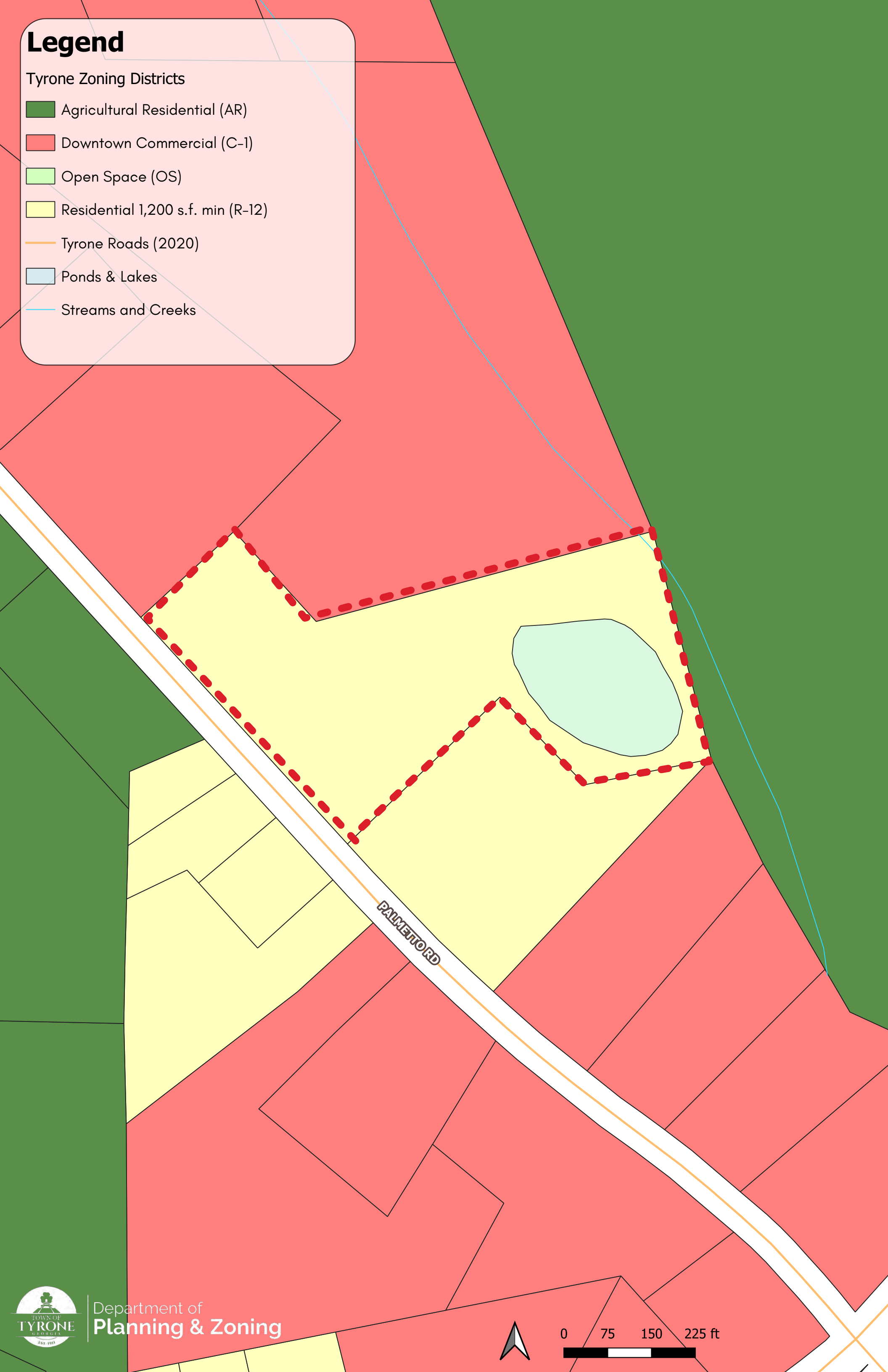
- Legend
- Parcels
 - Addresses
 - Roads
 - 2013 Fayette Coun Flood Study Future 100-year
 - 2013 Fayette Coun Flood Study Existing 100-year

Parcel ID	0738 053	Alternate ID	n/a	Owner Address	POLLARD DOUGLAS EDWARD
Sec/Twp/Rng	47-83-	Class	R4		163 PALMETTO ROAD
Property Address	163 PALMETTO RD	Acreage	6.41		TYRONE, GA 30290
District	03				
Brief Tax Description	LOT 1 MCELWANEY POLLARD ESTATES				
	(Note: Not to be used on legal documents)				

Legend

Tyrone Zoning Districts

-  Agricultural Residential (AR)
-  Downtown Commercial (C-1)
-  Open Space (OS)
-  Residential 1,200 s.f. min (R-12)
-  Tyrone Roads (2020)
-  Ponds & Lakes
-  Streams and Creeks

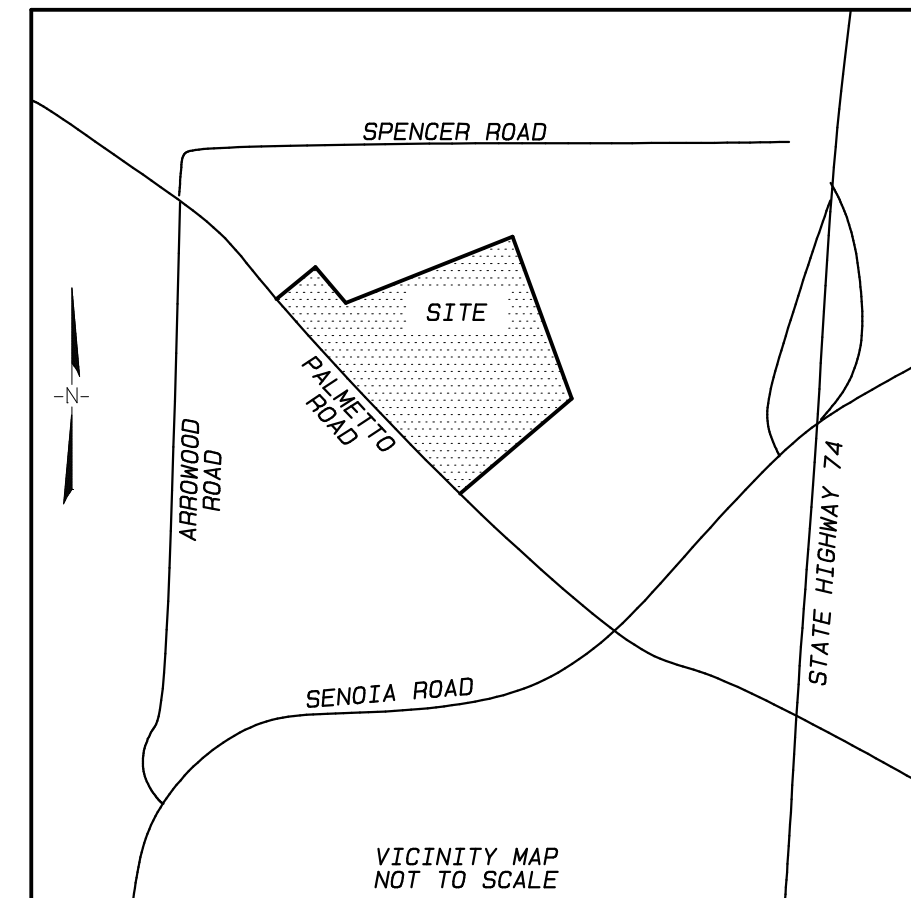


**REVISED FINAL PLAT OF LOTS 1 AND 2
REFERENCE THE FINAL PLAT OF
MCELWANAY POLLARD ESTATES RECORDED IN
PLAT BOOK 47, PAGES 83-84**

THE PURPOSE OF THIS REVISED FINAL PLAT IS TO SHOW THE NEW ZONING, SHOW THE RECONFIGURATION OF THE BOUNDARY BETWEEN LOTS 1 AND 2, AND TO SHOW THE REAR SETBACK ON LOT 1 AS PER A VARIANCE REQUEST SUBMITTED IN CONJUNCTION WITH OR SOON AFTER THIS PLAT (VARIANCE TO BE APPROVED PRIOR TO TOWN SIGNATURES)

N/F
CLARENDON PLACE, INC.
DEED BOOK 4873, PAGES 280-287
PLAT BOOK 43, PAGE 134
TRACT "F"
ZONED C-1
(PER TYRONE ONLINE ZONING MAP)

N/F
CLARENDON PLACE, INC.
DEED BOOK 4873, PAGES 280-287
PLAT BOOK 43, PAGE 134
TRACT "J"
ZONED C-1
(PER TYRONE ONLINE ZONING MAP)



ITEM	SQUARE FEET	ACRES
LOT 1	50,529.6 +/- SQ. FT.	1.16 +/- ACRES
LOT 2	365,904.0 +/- SQ. FT.	8.40 +/- ACRES
STREETS	N/A	N/A
GREEN BELT	N/A	N/A
TOTAL	416433.6 +/- SQ. FT.	9.56 +/- ACRES

CLOSURE DATA
FIELD CLOSURE = 1' : 28,565
ANGLE POINT ERROR = < 5"
EQUIPMENT USED: TOPCON 3005W
ADJUSTMENT METHOD: NONE
PLAT CLOSURE LOT 1 - 1' : 150,572
PLAT CLOSURE LOT 2 - 1' : 593,593

NOTES:

1) PER PLAT BOOK 47, PAGES 83-84, ALL PERMANENT STRUCTURES BUILT IN THE FUTURE SHOULD BE BUILT WITH A MINIMUM FINISHED FLOOR ELEVATION AT LEAST 3' ABOVE THE HIGH POINT OF THE EXISTING LAKE DAM.
2) 50' UNDISTURBED NATURAL BUFFER AND 25' IMPEROUS SETBACK PER TYRONE PLAT BOOK 47, PAGES 83-84 AND SHOULD BE VERIFIED PRIOR TO ANY NEW CONSTRUCTION.
3) THIS PROPERTY IS SUBJECT TO ALL LOCAL, STATE, AND FEDERAL ENVIRONMENTAL BUFFER, SETBACKS, AND RESTRICTIONS (IF ANY).

CURRENT OWNER:
DOUGLAS E. POLLARD PER DEED BOOK 4093, PAGE 198 AND PER DEED BOOK 4383, PAGE 40.
REFERENCE PLAT BOOK 47, PAGES 83-84.

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 180-6-.09 THE TERM "CERTIFICATION RELATING TO LAND SURVEYING SERVICES" AS DEFINED IN O.C.G.A. 43-15-2(G) AND (11) SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. CERTIFICATION OF LIABILITY IS EXTENDED TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE, THE UNDERSIGNED SURVEYOR AND W.D. GRAY AND ASSOCIATES, INC. MAKE NO GUARANTEES, REPRESENTATIONS, OR WARRANTY REGARDING INFORMATION SHOWN HEREON PERTAINING TO RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS, SETBACK LINES, BUFFERS, AND OTHER SIMILAR MATTERS. OTHER CONDITIONS OR DOCUMENTS MAY EXIST THAT WOULD AFFECT THIS PROPERTY. NO LIABILITY IS ASSUMED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, ZONING ORDINANCES, ENVIRONMENTAL RESTRICTIONS, AND RIGHTS-OF-WAY SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.

W.D. GRAY AND ASSOCIATES, INC. HAS MADE NO INVESTIGATION AS TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES. BEFORE ANY LAND DISTURBANCE ACTIVITY BEGINS, UNDERGROUND UTILITIES SHOULD BE IDENTIFIED AND LOCATED. W.D. GRAY AND ASSOCIATES, INC. ASSUMES NO LIABILITY FOR LOSS OR DAMAGES CAUSED BY THE DISCOVERY OF OR DISTURBANCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES.

PREPARED FOR AND AUTHORIZED BY:

DOUG POLLARD

LAND LOT 140, 7TH DISTRICT
FAYETTE COUNTY, GA.

TOWN OF TYRONE

SCALE: 1" = 40'

ORIGINAL DATE OF SURVEY: 02/21/2013

LAST DATE OF FIELD WORK: 01/11/2022

DATE OF DRAWING: 01/12/2022

**W.D. Gray and
Associates, Inc.**

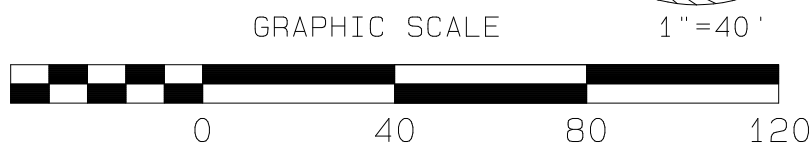
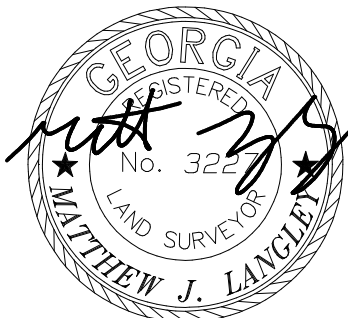
LSF000701

Land Surveyors - Planners

160 Greencastle Road Suite B Tyrone, 30290

PH. 770-486-7552

Fax: 770-486-0496

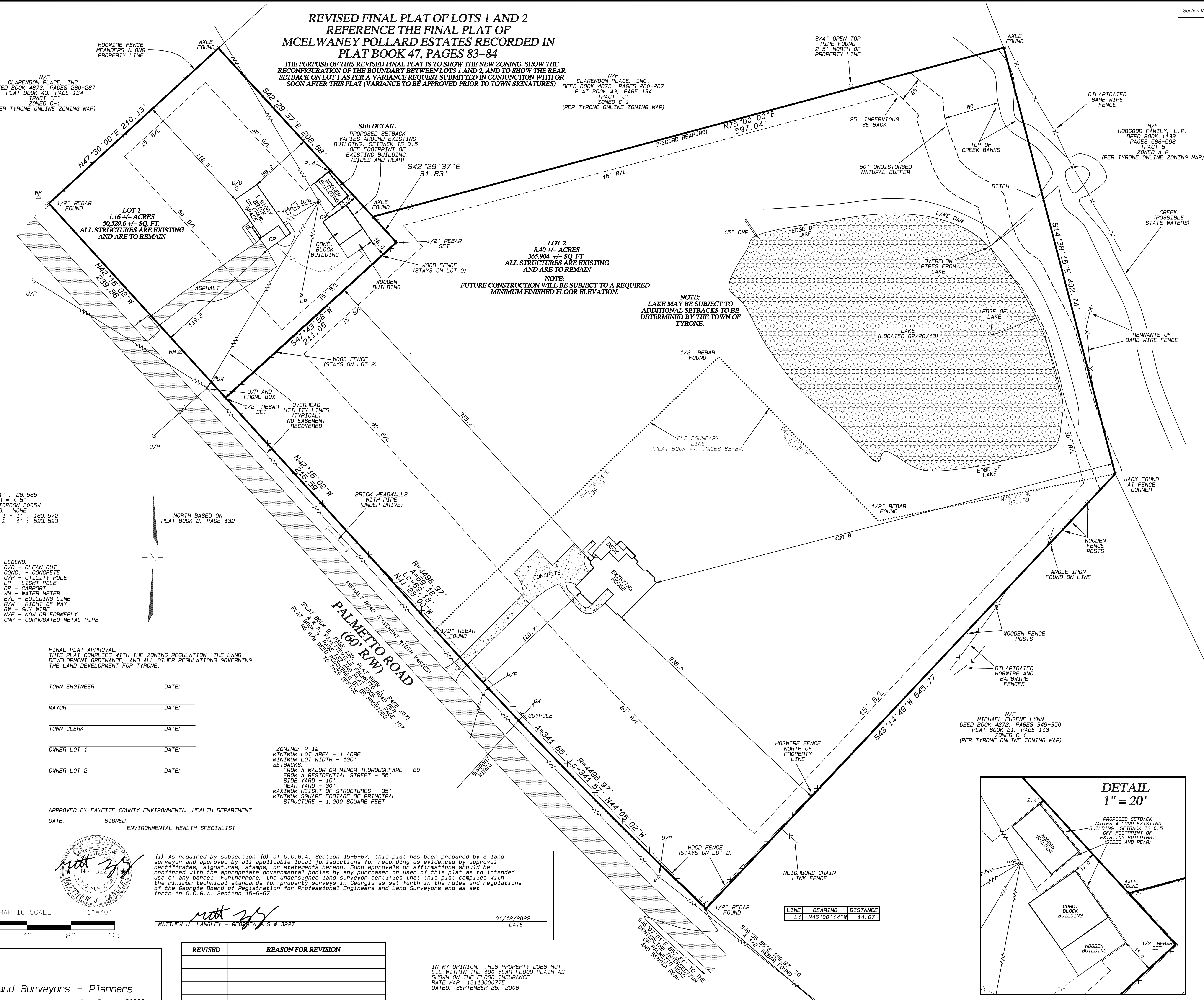


APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT
DATE: _____ SIGNED _____
ENVIRONMENTAL HEALTH SPECIALIST

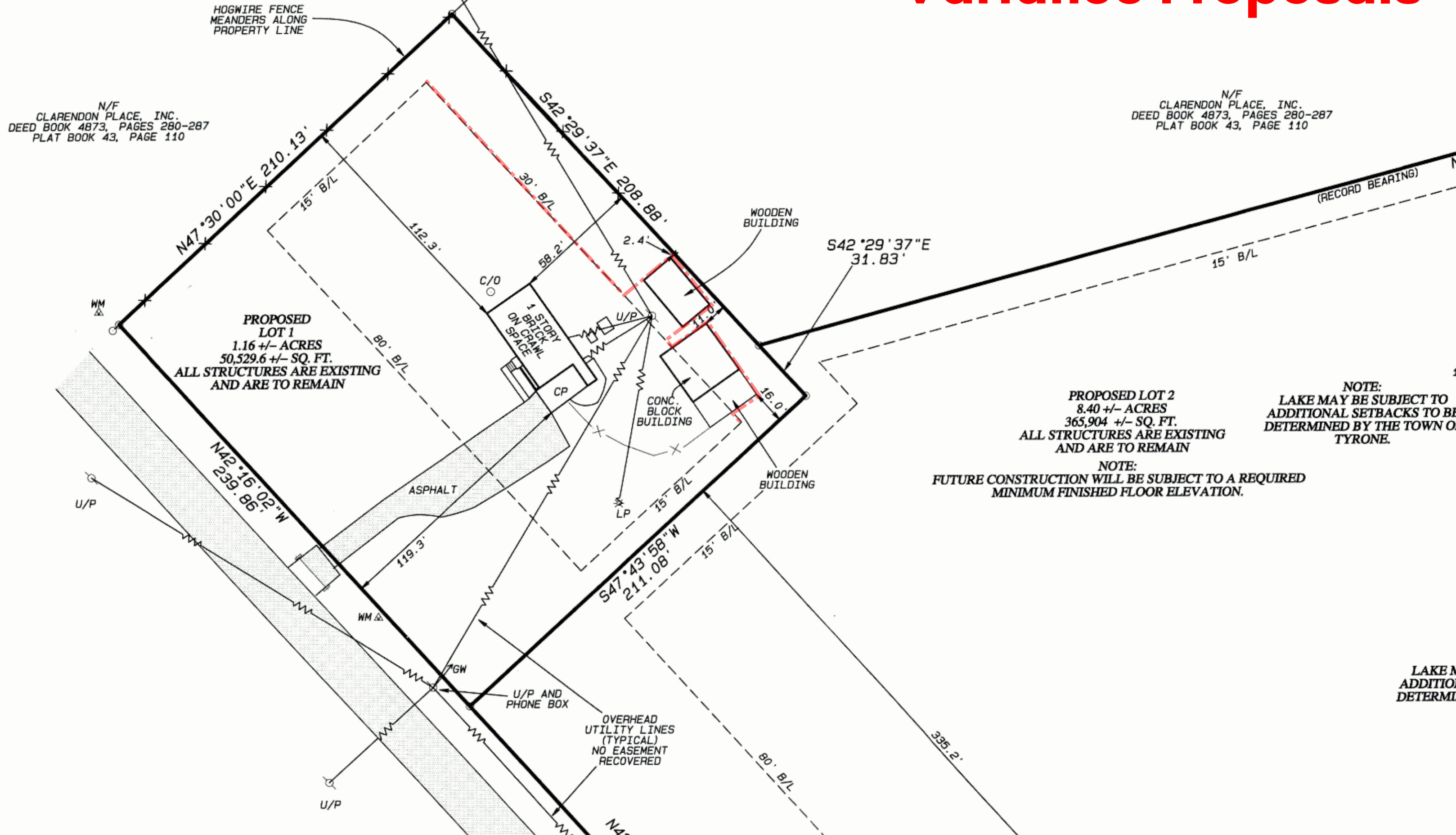
Matthew J. Langley - Georgia L.S. # 3227

REVISED	REASON FOR REVISION

IN MY OPINION, THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP, 13113C0077E
DATED: SEPTEMBER 26, 2008



Variance Proposals





STAFF REPORT

Planning Commission Meeting

March 24, 2022 / 7:00 pm / Regularly Scheduled Meeting

Subject: Town Center Overlay Text Amendment

1. **Background/History:** In anticipation of future development and in an effort to codify recommendations made in the Town's LCI, Zoning Assessment, and RSVP, staff has proposed changes to the Town Center Architectural Guidelines Overlay. This was brought before Planning Commission and Council as a workshop item in January and February to discuss some of the changes.
2. **Findings/Current Activity:** Changes to the Town Center Overlay consist of amending the purpose and scope of the ordinance, reinforcing architectural feature and material usage requirements, and reinforcing the goals and intent laid out in both the Comprehensive Plan and *Envision Tyrone* Downtown Master Plan LCI regarding site design, parking, and setbacks.

Staff has prepared a "Phase 1" amendment to the overlay district in an effort to change the more critical and simple items. A second amendment will likely come after the adoption of the Comprehensive Plan in June for more detailed changes discussed in the Workshop meetings.

3. **Actions/Options/Recommendations:** Staff recommends approval of this item.
4. **Planning Commission Recommendation:** Planning Commission unanimously recommended approval of this item.

- (a) *Purpose and intent.* The following guidelines are established to maintain high quality and sustainable development; to promote a consistent and traditional architectural identity, to promote the economic success of the downtown core of the Town; and to provide guidance on the establishment of an active village atmosphere in the Town of Tyrone town center. The objectives include:
- (1) To encourage a variety of attractive and innovative building designs which combine the best of contemporary and traditional design;
 - (2) To emphasize the compatibility of building form, scale, massing, and materials such that new structures will improve the aesthetics of street and built environments
 - (3) To encourage harmonious and attractive streetscapes through attention to exterior architectural quality and to provide accessible and sufficient parking in an unobtrusive manner;
 - (3) To encourage safe, pedestrian-friendly streetscapes that preserve the efficient use of road frontages while encouraging consistency in design and placement of buildings that address the roadway and foster pedestrian activity and liveliness;
 - (4) To assist builders and developers in the preparation of acceptable building designs; and.
 - (5) Provide increased vehicular and pedestrian access through a grid of streets that maximizes connections with extensions of existing streets.
- ~~(1) To encourage a variety of attractive and innovative building designs which combine the best of contemporary and traditional design;~~
- ~~(2) To encourage harmonious and attractive streetscapes through attention to exterior architectural quality;~~
- ~~(3) To encourage safe, pedestrian-friendly streetscapes; and~~
- ~~(4) To assist builders and developers in the preparation of acceptable building designs.~~
- (b) *Application of guidelines.* These guidelines shall apply to all new development occurring in the ~~town-center area of the Town of Tyrone which town-center area~~ Town Center and In-Town Residential Future Land Use Character areas as ~~is delineated on the map attached hereto as exhibit "A".~~ Town's most recently adopted Future Development map.
- (c) *Facade requirements.*
- (1) Building materials. For principal structures, allowable building materials (not including trim/accent) along the front and side facades are limited to the following:
 - a. Brick (prefeered);
 - b. Brick veneer;
 - c. Stone;
 - d. Natural wood and/or cement based wood siding such as hardiplank.
 - ~~d. Architectural precast concrete; and~~
 - ~~e. Natural wood and/or cement based wood siding.~~
 - (2) There shall be no more than two building materials used (not including trim/accent materials). ~~Split face block is an allowable building material for accessory buildings.~~

(3) Colors. Colors for the building materials shall be limited to earth tones, nonreflective pastel neutral tones. The accent and trim must consist of a contrasting color.

(4) Entrances.

- a. Covered main entry features help promote safe, socially-interactive and pedestrian-friendly streets by providing outdoor amenity areas which allow for views along the street and by providing a linkage between the public and private realm. In addition to providing shelter, covered main entry features located closer to the street can help to diminish the impact of the garage within the streetscape.
- b. Covered main entry features are required and may include one of the following:
 1. Front porches;
 2. Porticos;
 3. Verandas; or
 4. Recessed entries.
- c. The following design criteria for covered main entry features will apply:
 1. Covered front porch and/or veranda sizes should be maximized wherever possible. A minimum depth of five feet is required;
 2. Porch column styles and widths should be consistent with the character of the house;
 3. An exposed beam/frieze is required at the top of the support columns on the underside of the soffit; and
 4. Entrances shall be oriented to the street. A building entrance may be located to the side of the building when a direct pedestrian walkway is provided between the building entrance and the street right-of-way.

(5) ~~Window requirements.~~ Fenestration

- a. ~~Windows shall be square or vertical rectangular. Arched tops are allowed. Windows shall be used at regular intervals to divide and façade that fronts a public right-of-way~~
- b. The building shall have a consistent spacing of similar shaped windows with trim on all building stories.
- c. Large ground floor windows are encouraged, where feasible.
- d. All windows shall have window trim consisting of a head, jam and sill.

(d) *Building and Site requirements.*

(1) *Massing.*

- a. Horizontal massing shall not exceed a height/width ratio of 1:3 without substantial variation that includes a change in height and/or projecting/recessing element. These changes shall relate to entrances, integral structure or interior organization, not merely as a cosmetic effect.
- b. No wall that faces a street shall have an uninterrupted length exceeding 20 feet without at least two of the following: change in plane; change in texture or masonry pattern; and windows, or an equivalent element that subdivides the wall.

(2) *Roof material and pitch.*

- a. Roofs shall be limited to architectural dimensional grade asphalt singles, roofing membrane systems (flat roofs only) natural slate, natural terra cotta, natural wood shake, copper or factory finished sheet metal or similar material that is in harmony with surrounding buildings. Dark roofing materials are preferred.~~Roofs shall be limited to architectural dimensional grade asphalt singles, natural slate, natural terra cotta, natural wood shake, copper or factory finished sheet metal or material that has the same visual appearance.~~
- b. All one-story buildings must have a pitched roof of 3:12. If not feasible, flat roofs shall be offset by a mansard, which should have a pitch of 12:12. A flat roof pitched to the rear of the building shall be concealed by a parapet wall. Non-residential development assuming residential forms may also use gabled, hipped, or pyramidal roofs, as is appropriate to the majority of surrounding buildings.
- c. Parapets must wrap around the corner of a building for a minimum of one bay to ensure continuity of the streetscape. The parapet shall be constructed of the same material as the exterior wall.

~~ed.~~ The pitch of a roof shall not exceed the average wall height of the building.

~~ed.~~ Rooftop-mounted equipment should be physically screened from the road and/or sidewalk. Screening shall meet the following specifications:

1. Shall be at a height that is as high or higher than the rooftop equipment being screened;
2. Have evenly distributed openings or perforations not exceeding 50 percent of the surface area;
3. Should be mounted behind major rooftop elements such as stair or elevator penthouses, parapets, or architectural projections;
4. Shall be provided in a manner that is architecturally integral to the overall appearance of the building.
5. The number of vents and flues shall be incorporated into the architectural features or painted to blend with the roofing material (August 7, 2003).

6. Chain link, barbed wire, vinyl, or wire mesh are inappropriate screening uses.

(3) Loading docks and dumpsters shall be entirely screened from view of any public open space or sidewalk area, with a dumpster pad enclosure. Dumpster pad enclosure is required, constructed of the same materials, and matching the architecture of the principal structure. Doors and gates shall be opaque and must remain closed while not in use. Chain-link is not an acceptable material.

(4) Exterior Storage Screening

1. Exterior storage shall be screened with a minimum six (6) foot opaque screening fence or wall, and shall not be visible from the Right-of-way or adjacent properties.
2. Screening may be masonry, metal, polyvinyl, wood, or a combination thereof; however, chain link fences are prohibited for required screening.
3. If Exterior storage is located entirely behind the building and is not visible from the right-of-way or adjacent property, then no screening is required.
4. Exterior storage requirements shall not apply to seasonal displays or advertisements of goods placed out only during business hours.

(g) Downtown Commercial Development Regulations – the purpose of these development regulations supersede those found in the Town’s C-1 (Downtown Commercial) zoning classification in order to encourage more flexibility in developing walkable, village-style buildings within the Town Center District.

(1) Minimum Building Lot Area: 7,000 s.f.

(2) Maximum Building Footprint Size: 30,000 s.f.

(3) Front Setback: 15’ Maximum

(4) Side Setback: 5’ Minimum

(5) Rear Setback: 30’ Minimum

(6) Maximum Building Height 40’ not to exceed three stories.

(7) Impervious Surface Maximum: 80%

(Revised January 24, 2013)



AGENDA ITEM COVER SHEET
Meeting Type: Council - Regular
Meeting Date: April 7, 2022
Agenda Item Type: New Business
Staff Contact: Brandon Perkins

STAFF REPORT

AGENDA ITEM:

Consideration and approval of the conveyance of a 1.734 ac tract of land from KH Peachtree LLLP to the Town via Quit Claim deed.

BACKGROUND:

Memo Attached.

FUNDING:

N/A

STAFF RECOMMENDATION:

Staff recommends approval of this conveyance.

ATTACHMENTS:

1. Memo to Council
2. A map from QPublic depicting the location of the property.
3. A copy of the Quit Claim Deed.
4. A copy of the Cresswind plat depicting the easement.

PREVIOUS DISCUSSIONS:

None.



April 7, 2022

To: Mayor and Council

CC: N/A

From: Brandon Perkins, Town Manager

Re: Rockwood Road Property Conveyance

In 2018, Peachtree City annexed land on the South side of Tyrone adjacent to Shamrock Industrial Park (SIP) and zoned it residential as part of the Cresswind subdivision. A condition of that annexation and zoning was that the new owner would provide an easement for the purpose of one day developing an emergency ingress/egress point for SIP. Town staff requested this easement with the expectation that the business and property owners within SIP would eventually come together to facilitate this access point by potentially purchasing a 1.734-acre strip of land (parcel number 0744042) off of Rockwood Road from The Scarbrough Group, Inc. The parcel in question, given its shape and size, would be difficult to build a structure on but is well suited for a roadway.

The aforementioned 1.734-acre parcel was eventually purchased by KH Peachtree, LLLP – a business that is affiliated with the developer of the Cresswind subdivision - in 2019. The Town made attempts to work with the SIP business and property owners to organize a measure to make the emergency access point a reality, but our efforts were not fruitful and all progress stopped.

On March 22, 2022, I was reviewing the GIS system as part of my preparation for a meeting and noted that the 1.734-acre parcel had been conveyed to the Town of Tyrone from KH Peachtree, LLLP in June 2021 via Quit Claim Deed. This came as a surprise given the fact that no one from KH Peachtree had communicated with the Town about this conveyance at any point since their initial purchase of it. I asked Mr. Davenport to confirm that the transaction was legitimate and his research revealed that it was. Mr. Davenport also double checked and confirmed that the aforementioned easement required under the annexation and rezoning exists on the Cresswind plat.

In order to make this conveyance official, the Town needs to accept it via a vote of the Council which is what we are asking you to consider now. Staff also needs direction to begin communication

Incorporated 1911

950 Senoia Road | Suite A | Tyrone, Georgia 30290
Phone: (770) 487-4038 | Fax: (770) 487-4529
www.tyrone.org

with Peachtree City and/or the Cresswind developers to secure any additional agreements or other measures needed to secure the easements.

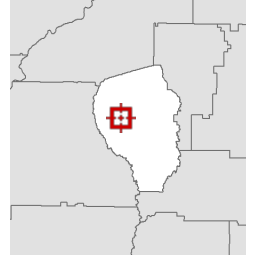
While this conveyance and confirmation of the existence of an easement provides an important avenue by which an emergency ingress/egress may one day be established, the transaction before Council tonight should not be viewed as an acceptance of responsibility to do the work to make that happen at this time.

Attached you will find:

1. A map from QPublic depicting the location of the property;
2. A copy of the Quit Claim deed; and
3. A copy of the Cresswind plat depicting the easement.



Overview



Legend

- Parcels
- Roads
- City Limits
 - BROOKS
 - FAYETTEVILLE
 - PEACHTREE CITY
 - TYRONE
 - WOOLSEY

Parcel ID	0744 042	Alternate ID	n/a	Owner Address	THE TOWN OF TYRONE LOCATED IN FAYETTE CO
Sec/Twp/Rng	41-182-	Class	E1		UNTY, GEORGIA
Property Address	ROCKWOOD RD	Acreage	1.73		881 SENOIA ROAD
					TYRONE, GA 30290

District 01
Brief Tax Description PARCEL B 1.73 ACRES ROCKWOOD RD
(Note: Not to be used on legal documents)

Date created: 3/22/2022
Last Data Uploaded: 3/22/2022 6:07:24 AM

Developed by  Schneider
GEOSPATIAL

Type: QCD
 Recorded: 6/29/2021 4:45:00 PM
 Fee Amt: \$25.00 Page 1 of 2
 Transfer Tax: \$0.00
 Fayette, Ga. Clerk Superior Court
 Sheila Studdard Clerk of Court

Participant ID: 1138094925

Record and Return to:
 Lawson & Beck, LLC
 1125 Commerce Drive, Suite 300
 Peachtree City, GA 30269

BK 5313 PG 432 - 433

Quitclaim Deed

STATE OF GEORGIA
 COUNTY OF FAYETTE

THIS INDENTURE, made the 23 day of June 2021,, between

KH Peachtree LLLP, a Florida limited liability limited partnership

, as party or parties of the first part, hereinafter called Grantor, and

THE TOWN OF TYRONE LOCATED IN FAYETTE COUNTY GEORGIA

, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said grantee,

Access Easement Parcel

All that tract or parcel of land lying and being in Land Lot 168 of the 7th Land District, Town of Tyrone, Fayette County, Georgia and being more particularly described as follows:

Commencing at 3"x3" concrete monument found located at the northwest corner of land lot 167, thence along said northern land lot line in a southeasterly direction a distance of 1458.93 feet to a 1/2" rebar found located at the south east corner of Shamrock Industrial Park Phase V Lot 2B per Plat Book 47, Page 112 and the POINT OF BEGINNING for this tract of land;

Thence North 00°38'41" East, a distance of 1266.49 feet along the eastern line of said Shamrock Industrial Park Phase V to a 1/2" rebar found on the southern right of way line of Rockwood Road (r/w varies); thence along said right of way 65.06 feet along a curve to the left having a radius of 883.47 feet and a chord bearing and distance of South 66°36'08" East 65.05 feet to a point; Thence South 00°37'03" West, a distance of 1240.82 feet along properties now or formerly owned by AGE Properties, LLC and CWD Properties, Inc to a 1/2" rebar found on the northern line of said northern line of Land Lot 167; Thence along said land lot line North 89°50'20" West, a distance of 60.58 feet to a point and the POINT

OF BEGINNING.

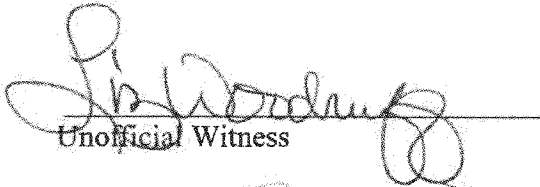
Said tract containing 1.734 acres.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

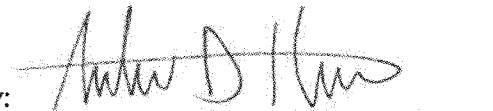
IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

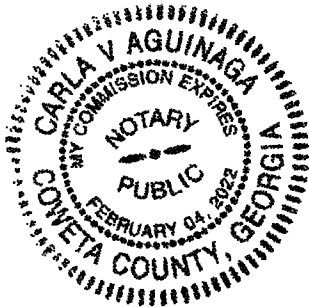
Signed, sealed and delivered in
the presence of:

KH Peachtree LLLP, a Florida limited
liability limited partnership


Unofficial Witness


Notary Public

By: 
Andrew Hitch, Authorized Signatory



Type: PLAT EFILED
Recorded: 6/15/2020 2:19:00 PM
Fee Amt: \$70.00 Page 1 of 7
Fayette, Ga. Clerk Superior Court
Sheila Studdard Clerk of Court

Participant ID: 5474860235

BK 100 PG 316 - 322

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

PROJECT SUMMARY

1. TOTAL ACREAGE IN PHASE: 19.731 ACRES
2. TOTAL LOTS IN PHASE: 45 LOTS
3. LOT DENSITY: 2.281 LOTS/ACRE
4. SETBACKS:
 - FRONT = 10 FEET
 - SIDE = 0 FEET
 - REAR = 10 FEET
 - FRONT WITH GARAGE = 20 FEET FROM BACK OF SIDEWALK
5. PROPERTY ZONED: LUR-14
6. WATER SERVICE PROVIDED BY FAYETTE COUNTY WATER AUTHORITY.
7. SANITARY SEWER PROVIDED BY PEACHTREE CITY WATER & SEWERAGE AUTHORITY.
8. OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOA.
9. SIDEWALKS ARE THE MAINTENANCE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION (HOA), OR THE INDIVIDUAL PROPERTY OWNER WHOSE LOT FRONTAGE ABUTS THE SIDEWALK IN THE ABSENCE OF A VALID HOA.

MAINTENANCE GUARANTEE

THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, HEREBY WARRANTS AND GUARANTEES TO THE CITY OF PEACHTREE CITY THE FULL AND COMPLETE MAINTENANCE OF A CERTAIN IMPROVEMENT KNOWN AS CRESSWIND AT PEACHTREE CITY PHASE 4B AND MORE PARTICULARLY SHOWN IN PLAT BOOK _____, PAGE(S) _____, OF THE FAYETTE COUNTY RECORDS.

THIS WARRANTY AND GUARANTEE IS MADE IN ACCORDANCE WITH THE PEACHTREE CITY LAND DEVELOPMENT ORDINANCE. THIS GUARANTEE INCLUDES NOT ONLY PAVING BUT ALSO ALL OTHER APPURTENANT STRUCTURES AND AMENITIES LYING WITHIN THE RIGHT-OF-WAY OF SAID ROAD AND IN THE GREENBELT, INCLUDING BUT NOT LIMITED TO ALL CURBING, DRAINAGE PIPES, CULVERTS, CATCH BASINS, DRAINAGE DITCHES, BIKE PATHS, MULTI-USE PATHS AND PEDESTRIAN PATHS. UTILITIES OWNED AND OPERATED BY A GOVERNMENTAL BODY OR PUBLIC UTILITY COMPANY SHALL BE THE RESPONSIBILITY OF SAID GOVERNMENTAL BODY OR PUBLIC UTILITY COMPANY AND NOT THE DEVELOPER.

THE DEVELOPER SHALL CORRECT AND REPAIR OR CAUSE TO BE CORRECTED AND REPAIRED ALL DAMAGES TO SAID IMPROVEMENTS RESULTING FROM ANY CAUSE WHATSOEVER. IN THE EVENT THE DEVELOPER FAILS TO CORRECT ANY DAMAGES WITHIN 30 DAYS AFTER WRITTEN NOTICE THEREOF, THEN SAID DAMAGES MAY BE CORRECTED BY THE CITY AND ALL COSTS AND CHARGES BILLED TO AND PAID BY THE DEVELOPER; BUT THIS REMEDY SHALL NOT LIMIT THE CITY, AND IT SHALL ALSO HAVE ANY REMEDIES AVAILABLE TO IT AS APPROVED BY LAW.

THE TERMS OF THIS AGREEMENT SHALL BE FOR A PERIOD OF TWO YEARS BEGINNING ON THE DATE OF WRITTEN ACCEPTANCE OF SAID IMPROVEMENTS BY THE CITY AS EVIDENCED BY THE FINAL PLAT APPROVAL OF SAID COMPLETED IMPROVEMENTS.

AFTER THE TERMINATION OF SAID TWO-YEAR PERIOD THE CITY SHALL BE RESPONSIBLE TO THE CITIZENS OF PEACHTREE CITY FOR THE MAINTENANCE OF SAID IMPROVEMENTS AS PROVIDED BY LAW. NO ROADWAY AND ASSOCIATED RIGHT-OF-WAY SHALL BE ACCEPTED BY THE CITY FOR MAINTENANCE UNLESS IT SCORES 90 OR ABOVE ON THE CITY'S ASPHALT PAVEMENT RATING FORM. PROVIDED, HOWEVER, ANY DAMAGES WHICH OCCURRED PRIOR TO THE END OF SAID TWO-YEAR PERIOD AND WHICH STILL ARE UNREPAIRED AT THE TERMINATION OF SAID PERIOD SHALL REMAIN THE RESPONSIBILITY OF THE DEVELOPER (WRITTEN NOTICE OF SAID DAMAGES MUST BE GIVEN PRIOR TO THE TIME THE TWO-YEAR PERIOD ENDS).

IN WITNESS WHEREOF, THE DEVELOPER HAS CAUSED THIS AGREEMENT TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICERS THIS 9th DAY OF June, 2020.

BY: Andrew D. Hines

TITLE: Community Director

CERTIFICATE OF DEDICATION

STATE OF GEORGIA
COUNTY OF FAYETTE

THE OWNER OF THE LAND SHOWN ON THIS PLAT ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND FOR VALUE RECEIVED, THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY CONVEY IN FEE SIMPLE TO THE CITY OF PEACHTREE CITY, GEORGIA, AND FURTHER DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND RIGHTS-OF-WAY, CITY DRAINAGE EASEMENTS, GREENBELTS AND PUBLIC PLACES SHOWN HEREON, EXCEPT THOSE EASEMENTS DESIGNATED ON THIS PLAT AS OTHER UTILITY COMPANY EASEMENTS, AND EXCEPT THOSE STREETS SPECIFICALLY DESIGNATED ON THIS PLAT AS PRIVATE STREETS. IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT AND OTHER VALUABLE CONSIDERATIONS, THE OWNERS DO HEREBY AGREE TO HOLD THE CITY OF PEACHTREE CITY, GEORGIA, HARMLESS FOR A FIVE-YEAR PERIOD FROM ANY AND ALL MONETARY LIABILITIES WHICH MAY ARISE FROM ANY AND ALL CLAIMS, DAMAGES, OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS OF THE PROPERTY SHOWN HEREIN, TO INCLUDE BUT NOT LIMITED TO, THE ROADS, STREETS, FILLS, EMBANKMENTS, DITCHES, CROSS DRAINS, CULVERTS AND BRIDGES WITHIN THE PROPOSED RIGHT-OF-WAY SHOWN, RESULTING FROM ANY AND ALL CAUSES OTHER THAN BY AN ACT OF THE CITY OF PEACHTREE CITY, GEORGIA. AND FURTHER, THE OWNER WARRANTS THAT HE OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT THE CITY OF PEACHTREE CITY SHALL NOT BE LIABLE TO THE UNDERSIGNED OR SUBSEQUENT OWNERS IN TITLE FOR A PERIOD OF FIVE YEARS FOR ANY CLAIM OF DAMAGES RESULTING FROM NEGLIGENCE IN EXERCISING ENGINEERING TECHNIQUES AND DUE CAUTION IN THE CONSTRUCTION OF CROSS DRAINS EXTENSION, DRIVES, STRUCTURES OR BUILDINGS, THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS AND ANY OTHER MATTER WHATSOEVER ON PRIVATE PROPERTY. ANY AND ALL MONETARY LIABILITY OCCURRING UNDER THIS PARAGRAPH SHALL BE THE LIABILITY OF THE OWNER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO CONVEY SAID LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND MYSELF AND THE OWNERS SUBSEQUENT IN TITLE TO DEFEND THE COVENANTS AND AGREEMENTS SET OUT.

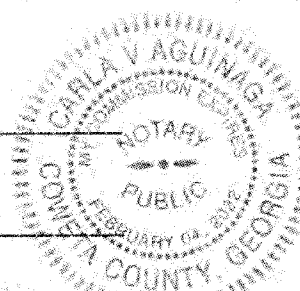
IN WITNESS WHEREOF, I HAVE HEREUNTO SET BY HAND AND AFFIXED MY SEAL THIS 9th DAY OF June, 2020.

Andrew D. Hines

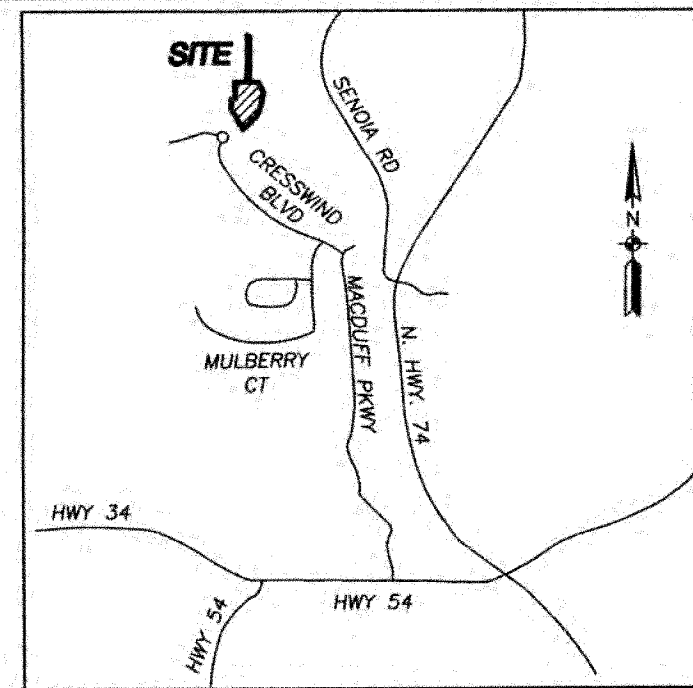
OWNER

Brandon C. Register

NOTARY PUBLIC
STATE OF GEORGIA



FINAL SUBDIVISION PLAT FOR CRESSWIND AT PEACHTREE CITY PHASE 4B LOCATED IN LAND LOTS 167 & 168, 7th DISTRICT CITY OF PEACHTREE CITY FAYETTE COUNTY, GEORGIA



VICINITY MAP
SCALE: NTS

SURVEYING CONTACT:

BRANDON REGISTER, R.L.S.
ROCHESTER & ASSOCIATES, INC.
286 GA. HWY 314, SUITE A
FAYETTEVILLE, GEORGIA 30214
PHONE: (770) 716-8124
EMAIL: bregister@rochester-assoc.com

OWNER CONTACT:

KH PEACHTREE, LLP
3007 SCARLET OAK LANE
GAINESVILLE, GEORGIA 30504
ANDREW HITCH
(770) 285-7798

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	NOTES
SHEET 3	SHEET INDEX, LINE CHARTS
SHEETS 4-7	FINAL PLAT

COVENANTS NOTES

THIS SUBDIVISION PLAT IS SUBJECT TO THE RESTRICTIVE DEEDS AND COVENANTS AS RECORDED IN DEED BOOK 4583, PAGE 167, DATED 3-21-17, AT THE FAYETTE COUNTY COURTHOUSE. THE CITY OF PEACHTREE CITY DOES NOT ENFORCE THESE COVENANTS OR ADMINISTER HOMEOWNER ASSOCIATIONS.

CONVEYANCE OF STREETS AND RIGHTS-OF-WAY

THE CITY OF PEACHTREE CITY HEREBY ACCEPTS ALL STREET RIGHTS-OF-WAY AND THE IMPROVEMENTS THEREIN AND ANY CATCH BASINS, JUNCTION BOXES, STORM DRAINAGE PIPE, EASEMENTS, OR OTHER STRUCTURES OR AREAS OUTSIDE OF SAID STREET RIGHTS-OF-WAY (EXCLUDING DITCHES AND OTHER OPEN DRAINAGE WAYS) WHICH ARE SPECIFICALLY INDICATED ON THIS PLAT AS BEING DEDICATED TO THE PUBLIC; HOWEVER, THIS CERTIFICATION DOES NOT OBLIGATE THE CITY TO MAINTAIN THE ABOVE STATED INFRASTRUCTURE UNTIL EXPIRATION OF THE MAINTENANCE PERIOD.

THE CITY OF PEACHTREE CITY

BY: Jonathan N. To
MAYOR

ATTEST: Jonathan N. To
CITY CLERK

NOTARY PUBLIC DATE ACCEPTED BY CITY COUNCIL _____

FINAL PLAT APPROVAL

THIS PLAT COMPLIES WITH THE ZONING REGULATIONS, THE LAND DEVELOPMENT ORDINANCE AND ALL OTHER REGULATIONS GOVERNING THE LAND DEVELOPMENT FOR THE CITY OF PEACHTREE CITY.

CITY ENGINEER	<u>Carol A. Borsari</u>	06/09/2020
CITY PLANNER	<u>Kolm Culbrey</u>	6/14/2020
MAYOR/CITY MANAGER	<u>Jonathan N. To</u>	6/14/2020
CITY CLERK	<u>Jonathan N. To</u>	6/14/2020

FINAL SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN: THIS PLAT CONFORMS TO ALL REQUIREMENTS OF GEORGIA PLAT ACT.

BY: B. Register DATE: 5/26/2020
REGISTERED GEORGIA LAND SURVEYOR
BRANDON C. REGISTER, GA RLS #3135
ROCHESTER & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LSF-000484
Email: bregister@rochester-assoc.com

OWNER'S ACKNOWLEDGEMENT

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND THAT HE OR SHE IS AWARE AND ACKNOWLEDGES THE CHANGES SHOWN ON THIS PLAT.

Andrew D. Hines DATE: 6.9.2020
OWNER/AGENT

OWNER'S CERTIFICATE

I, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFY THAT ALL STATE, CITY AND COUNTY TAXED OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID; ALL STREETS, DRAINAGE WAYS AND EASEMENTS SHOWN HEREON ARE DEDICATED TO THE USE OF THE PUBLIC AND ENFORCEMENT BY PUBLIC SAFETY OFFICIALS FOREVER; AND, THAT I WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL INFRASTRUCTURE ASSOCIATED WITH THIS DEVELOPMENT UNTIL EXPIRATION OF THE MAINTENANCE PERIOD.

Andrew D. Hines DATE: 6.9.2020
OWNER

SURVEYOR'S CERTIFICATE

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE O.C.G.A. SECTION 15-6-67.

SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER AS TO INTENDED USE OF ANY PARCEL. THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT OR PLAN COMPLIES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERKS COOPERATIVE AUTHORITY. THE APPROVAL SIGNATURES WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

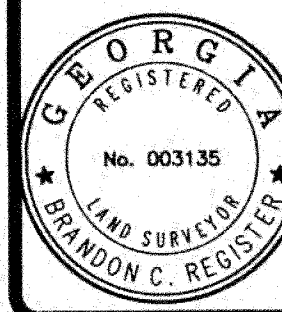
BY: B. Register DATE: 5/26/2020
REGISTERED GEORGIA LAND SURVEYOR
BRANDON C. REGISTER, GA RLS #3135
ROCHESTER & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LSF-000484
Email: bregister@rochester-assoc.com

Rochester & Associates, Inc.

286 GA Hwy 314, Suite A • Fayetteville, Georgia 30214
(770) 716-8123 (770) 716-8124 Fax • www.rochester-assoc.com

FINAL SUBDIVISION PLAT FOR
CRESSWIND AT PEACHTREE CITY
PHASE 4B
LYING IN
LAND LOTS 167 & 168, 7th DISTRICT
CITY OF PEACHTREE CITY, FAYETTE COUNTY, GEORGIA

REVISIONS	DESCRIPTION	DATE	NO.
1	5/18/20 REVISIONS PER PEACHTREE CITY COMMENTS		



SHEET 1 OF 7	DATE 5/15/20	SCALE N/A	JOB NO. A205030	DRAWN BY: LJC	FILE NO. PH4B.FNLP
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THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

DRAINAGE NOTE

THE OWNER OF RECORD, ON BEHALF OF HIMSELF AND ALL SUCCESSORS IN INTEREST SPECIFICALLY RELEASES THE CITY OF PEACHTREE CITY FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER OF NATURAL CREEKS, RIVERS OR DRAINAGE FEATURES SHOWN HEREIN. A DRAINAGE EASEMENT IS HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOOD SURFACE WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY THE CITY. THE CITY ENGINEER AND/OR THE CITY'S PUBLIC WORKS DEPARTMENT MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS EASEMENT WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL BE THE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION, FILLING AND THE LIKE, NECESSARY TO REMEDY A CONDITION WHICH IN THE JUDGMENT OF THE CITY ENGINEER OR PUBLIC WORKS DIRECTOR, IS POTENTIALLY INJURIOUS TO LIFE, PROPERTY OR THE PUBLIC ROADS OR UTILITY SYSTEM. SUCH EMERGENCY MAINTENANCE, CONDUCTED FOR THE COMMON GOOD, SHALL NOT BE CONSTRUED A CONTINUING MAINTENANCE OBLIGATION OF THE CITY OF PEACHTREE CITY NOR AN ABROGATION OF THE CITY'S RIGHTS TO SEEK REIMBURSEMENT FROM THE OWNER(S) OF THE PROPERTY(IES) OF THE LANDS THAT GENERATED THE CONDITIONS.

THE CITY OF PEACHTREE CITY SHALL NOT BE HELD ACCOUNTABLE OR LIABLE FOR CLAIMS OF INJURY OR DAMAGE RESULTING FROM THE STORMWATER DRAINAGE SYSTEM INSTALLED ON THE PROPERTY IDENTIFIED ON THIS PLAT AND SHALL BE INDEMNIFIED FROM CLAIMS BROUGHT BY DOWNSTREAM OWNERS BASED ON THE OPERATION, FAILURE TO OPERATE, IMPROPER DESIGN OR IMPROPER CONSTRUCTION.

ZONING NOTES

ORDINANCE NUMBER 1163 (LUR-14). APPROVED 12/20/18.

- MAXIMUM NUMBER OF DWELLING UNITS: 734.
- MINIMUM FLOOR AREA PER DWELLING UNIT: 585 UNITS SHALL HAVE NO LESS THAN 1,500 SF OF HEATED FLOOR AREA. THE REMAINING 149 UNITS SHALL HAVE NO LESS THAN 1,350 SF OF HEATED FLOOR AREA.
- MINIMUM ZONING LOT AREA: AS DESCRIBED HEREIN AND SHOWN ON THE CONCEPT PLAT APPROVED AS A PART OF THE REZONING.
- MINIMUM LOT WIDTH: AS DESCRIBED HEREIN AND SHOWN ON THE CONCEPT PLAT APPROVED AS A PART OF THE REZONING.
- MINIMUM FRONT BUILDING SETBACK: 10' AS MEASURED FROM THE PROPERTY LINE; PROVIDED THAT EACH DWELLING UNIT PROVIDES AT LEAST TWO PAVED PARKING SPACES OFF THE BACK OF SIDEWALK; AT LEAST ONE OF THOSE SPACES MUST BE WITHIN A FULLY ENCLOSED GARAGE AND NO PART OF THE GARAGE SHALL BE WITHIN 20' OF THE BACK OF SIDEWALK.
- MINIMUM SIDE BUILDING SETBACK: 0'; PROVIDED THAT AT LEAST 10' SEPARATION IS MAINTAINED BETWEEN DWELLINGS, AND FURTHER PROVIDED THAT AT LEAST ONE 20' SEPARATION IS PROVIDED BETWEEN EVERY 10 DWELLING UNITS.
- MINIMUM REAR BUILDING SETBACKS: 10'.
- MAXIMUM BUILDING HEIGHT: TWO STORIES, PLUS A BASEMENT.
- PARKING: AS SET FORTH WITHIN THE CITY'S PARKING ORDINANCE.
- SIGNS: AS SET FORTH WITHIN THE CITY'S SIGN ORDINANCE.
- DRIVEWAYS: COMMON DRIVEWAYS SHALL NOT BE PERMITTED, WITH THE EXCEPTION OF THOSE DRIVEWAYS SHARED BY GOLF CARTS AND LOCATED WITHIN RECORDED EASEMENTS.
- TREE SAVE AND LANDSCAPE BUFFERS: ALL TREE SAVE AREAS WITHIN THE SUBDIVISION SHALL BE DELINEATED WITH TREE SAVE FENCING AND APPROVED BY THE CITY PRIOR TO ANY LAND DISTURBANCE ACTIVITIES. THESE AREAS SHALL BE MAINTAINED WITH NATURAL VEGETATION AND/ OR ENHANCED WITH BERMING, FENCING AND LANDSCAPING. NO VEGETATION SHALL BE REMOVED FROM THESE AREAS WITHOUT PRIOR CITY APPROVAL.
- GREENBELTS: A 100-FOOT GREENBELT SHALL BE PROVIDED ALONG THE NORTHERN PROPERTY BOUNDARY SEPARATING THIS DEVELOPMENT FROM THE SHAMROCK INDUSTRIAL PARK. A 50-FOOT GREENBELT SHALL BE PROVIDED AROUND THE PERIMETER OF THE DEVELOPMENT. A 50-FOOT GREENBELT SHALL BE PROVIDED ADJACENT TO MACDUFF PARKWAY AS REQUIRED BY THE CITY'S BUFFER ORDINANCE. ALL GREENBELT AREAS SHALL BE DEDICATED TO THE CITY.
- ARCHITECTURAL CONCEPT: A UNIFIED ARCHITECTURAL CONCEPT FOR THE OVERALL SUBDIVISION MUST BE DEVELOPED AND APPROVED BY THE PLANNING COMMISSION. THE ARCHITECTURAL DESIGN, BUILDING MATERIALS AND COLOR SELECTIONS OF ALL BUILDINGS AND STRUCTURES ON THE SITE MUST BE SUBSTANTIALLY THE SAME. EACH HOME WITH A SIDE ELEVATION FACING A PUBLIC STREET SHALL INCLUDE ARCHITECTURAL DETAILING ON THE SIDE ELEVATION TO AVOID CREATING A BLANK WALL FACING THE PUBLIC STREET.
- DEVELOPMENT CONCEPT: DEVELOPMENT SHALL TAKE PLACE SUBSTANTIALLY IN CONFORMANCE WITH THE APPROVED CONCEPT PLAT (EXHIBIT "B"), AS WELL AS THE DESIGN CONCEPTS PRESENTED WITH THE ZONING REQUEST AND APPROVED AS A PART OF THE CONCEPT. SUBSTANTIAL DEVIATION FROM THE APPROVED CONCEPT PLAT OR DESIGN CONCEPTS SHALL REQUIRE CITY COUNCIL APPROVAL.
- A ROAD CONNECTION SHALL BE PROVIDED BETWEEN INTERNAL SUBDIVISION ROADS AND THE NORTHERN PROPERTY LINE ADJACENT TO CWD PROPERTIES / THE SCARBROUGH GROUP (PARCEL 0744 040 AND PARCEL 0744 042) TO ALLOW FUTURE ACCESS TO ROCKWOOD ROAD. SAID ROAD CONNECTION SHALL BE PAVED, AT A MINIMUM, UP TO THE PEACHTREE CITY / TOWN OF TYRONE CITY BOUNDARY.
- PERMITTED GROSS DENSITY IS 1.65 UNITS PER ACRE.

LEGEND

AC	-	ACRE(S)	JB	-	JUNCTION BOX
AE	-	ACCESS EASEMENT	LL	-	LAND LOT
AIF	-	ANGLE IRON FOUND	LLL	-	LAND LOT LINE
BC	-	BACK OF CURB	LP	-	LIGHT POLE
BFFE	-	BASEMENT FINISHED FLOOR ELEVATION (AS-BUILT)	MTFE	-	MINIMUM FINISHED FLOOR ELEVATION
BL	-	BUILDING SETBACK LINE	MH	-	MANHOLE
BLVD	-	BOULEVARD	MIN	-	MINIMUM
C&G	-	CURB & GUTTER	MON	-	MONUMENT
CTP	-	CRIMP TOP PIPE	N/F	-	NOW OR FORMERLY
CI	-	CURB INLET	OCS	-	OUTLET CONTROL STRUCTURE
CL	-	CENTERLINE	PS,PG	-	PLAT BOOK,PAGE
CMF	-	CONCRETE MONUMENT FOUND	PH	-	PHASE
CMP	-	CORRUGATED METAL PIPE	PL	-	PROPERTY LINE
CO	-	COMPANY	PDB	-	POINT OF BEGINNING
CONC	-	CONCRETE	POC	-	POINT OF COMMENCEMENT
CTP	-	CRIMP TOP PIPE FOUND	PVC	-	POLYVINYLCHLORIDE PIPE
DB,PG	-	DEED BOOK, PAGE	RB	-	REBAR
DE	-	DRAINAGE EASEMENT	RCP	-	REINFORCED CONCRETE PIPE
DI	-	DROP INLET	R/W	-	RIGHT OF WAY
DIP	-	DUCTILE IRON PIPE	SF	-	SQUARE FEET
DWCB	-	DOUBLE-WING CATCH BASIN	-B"SS-	-	8" SANITARY SEWER LINE
EL	-	ELEVATION	SSE	-	SANITARY SEWER EASEMENT
EX	-	EXISTING	S/W	-	SIDEWALK
FEMA	-	FEDERAL EMERGENCY MANAGEMENT AGENCY	STA	-	STATION
FIRM	-	FLOOD INSURANCE RATE MAP	SWCB	-	SINGLE-WING CATCH BASIN
FH	-	FIRE HYDRANT	TBM	-	TEMPORARY BENCHMARK
HDPE	-	HIGH-DENSITY POLYETHYLENE PIPE	TPOB	-	TRUE POINT OF BEGINNING
HW	-	HEADWALL	WI	-	WEIR INLET
ID	-	IDENTIFICATION	-W-	-	WATER LINE
INC.	-	INCORPORATED	WM	-	WATER METER
IND.	-	INDUSTRIAL	WV	-	WATER VALVE
IPF	-	IRON PIPE FOUND	YR	-	YEAR
IPS	-	IRON PIN SET (1/2" REBAR) YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF000484"	YXX	-	ADDRESS

STORM LINE 4-6

STRUCTURE	TOP ELEV.	INV. IN	SIZE/TYPE	INV. OUT	SIZE/TYPE	PIPE LENGTH	SLOPE
WI 4-6O	903.05			898.05	18 HDPE	109.21	3.39%
WI 4-6N	898.57	894.35	18 HDPE	894.17	18 HDPE		

STORM LINE 4-13

STRUCTURE	TOP ELEV.	INV. IN	SIZE/TYPE	INV. OUT	SIZE/TYPE	PIPE LENGTH	SLOPE
SWCB 4-13T	922.28			922.28	18 RCP	134.15	2.82%
SWCB 4-13S	925.29	918.49	18 RCP	918.39	18 RCP	37.86	2.91%
SWCB 4-13R	924.89	917.29	18 RCP	917.19	18 RCP	148.18	0.86%
SWCB 4-13Q	923.01	915.91	18 RCP	915.41	24 HDPE	89.94	1.33%
SWCB 4-13P	924.21	914.21	24 HDPE	914.11	24 HDPE		

STORM LINE 4-17

STRUCTURE	TOP ELEV.	INV. IN	SIZE/TYPE	INV. OUT	SIZE/TYPE	PIPE LENGTH	SLOPE
WI 4-17M	922.13			915.43	18 RCP	18.57	1.13%
SWCB 4-17L	921.32	915.22	18 RCP	915.02	18 RCP	29.56	1.69%
SWCB 4-17K	921.12	914.52	18 RCP	913.42	18 RCP	118.42	3.25%
CI 4-17J	916.17	909.57	18 RCP	908.37	18 RCP	65.15	3.45%
SWCB 4-17I	9012.82	906.12	18 RCP	904.42	24 RCP	234.11	4.38%
SWCB 4-17H	901.56	894.17	24 RCP	892.34	30 RCP		

STORM LINE 4-22

STRUCTURE	TOP ELEV.	INV. IN	SIZE/TYPE	INV. OUT	SIZE/TYPE	PIPE LENGTH	SLOPE
SWCB 4-22A	901.42			894.52	18 RCP	29.34	1.19%
SWCB 4-17H	901.56	894.17	18 RCP	892.34			

STORM LINE 4-24

STRUCTURE	TOP ELEV.	INV. IN	SIZE/TYPE	INV. OUT	SIZE/TYPE	PIPE LENGTH	SLOPE
WI 4-24F	898.88			893.28	18 HDPE	141.77	3.49%
DI 4-24E	892.03	888.33	18 HDPE	888.33	18 HDPE	82.34	4.47%
EX,DI 4-24D	890.15	884.65	18 HDPE	884.65	18 RCP		

STORM LINE 4-27

STRUCTURE	TOP ELEV.	INV. IN	SIZE/TYPE	INV. OUT	SIZE/TYPE	PIPE LENGTH	SLOPE
SWCB 4-27B	919.97			914.07	18 RCP	133.46	5.59%
SWCB 4-27A	912.91	906.61	18 RCP	906.61	18 RCP	29.34	2%
SWCB 4-17I	912.82	906.12	18 RCP	904.42			

STORM LINE 4-28

STRUCTURE	TOP ELEV.	INV. IN	SIZE/TYPE	INV. OUT	SIZE/TYPE	PIPE LENGTH	SLOPE
SWCB 4-28C	934.37			928.17	18 RCP	29.34	1.00%
SWCB 4-28B	934.6	927.5	18 RCP	926.2	18 RCP	127.16	1.00%
JB 4-28A	932.74	924.74	18 RCP	920.34	18 HDPE	29.92	10.63%
WI 4-13Q	923.01	917.16	18 HDPE	915.41			

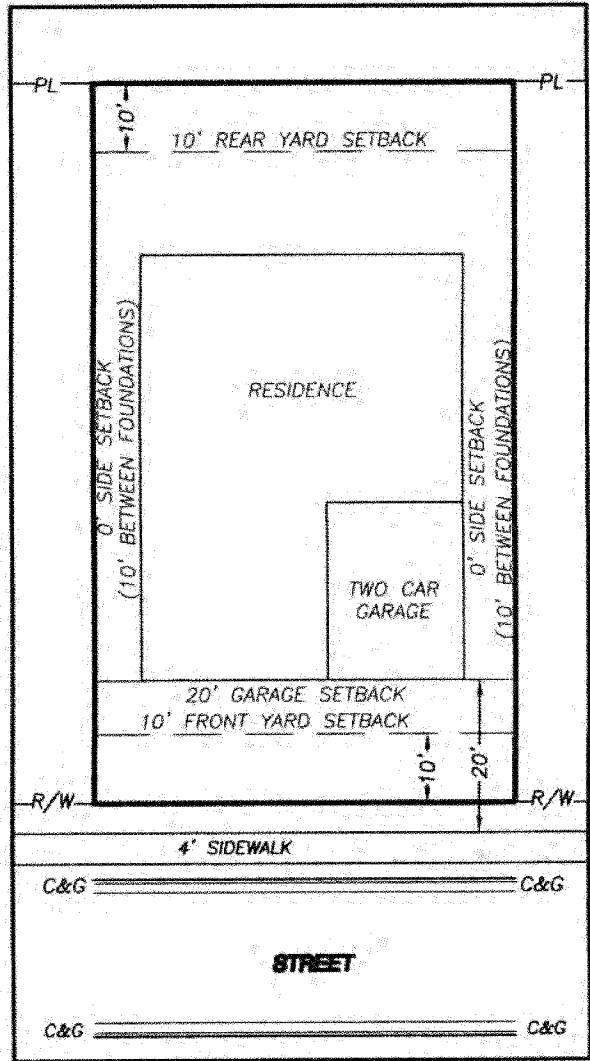
DWCB	DOUBLE WING CATCH BASIN
HW	HEADWALL
SWCB	SINGLE WING CATCH BASIN
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
JB	JUNCTION BOX
WI	WEIR
CI	CURB INLET

SURVEY NOTES

- THE FIELD DATA DATED 4/05/06-4/19/06 AND 4/16/14-4/17/14 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,000 FEET AND AN ANGULAR ERROR OF 01 SECOND PER ANGLE AND WAS ADJUSTED USING LEAST SQUARES. TOPCON GTS-313 WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,492,805 FEET.
- THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 NAD 83 GEORGIA WEST ZONE AS DETERMINED BY UTILIZING GPS. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A DUAL FREQUENCY TRIMBLE R8 GNSS GPS RECEIVER WITH A TRIMBLE TSC3 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A WIRELESS NETWORK FROM BASE STATIONS OPERATED BY EGPS. THE AVERAGE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WAS 0.04 FT. HORIZONTAL. THIS VALUE WAS DERIVED FROM GPS PROCESSING SOFTWARE. THE REMAINDER OF THE FIELD WORK WAS PERFORMED WITH CONVENTIONAL EQUIPMENT AS DESCRIBED ABOVE.
- THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS FOR FAYETTE COUNTY, GEORGIA AND INCORPORATED AREAS. FIRM MAP NUMBER 13113C0086E, REVISED DATE SEPTEMBER 26, 2008, AND 13113C0078E, REVISED DATE SEPTEMBER 26, 2008.
- THE BEARING BASE FOR THIS PLAT IS BASED UPON "GRID NORTH" GEORGIA WEST ZONE, 1983 ADJUSTMENT AND CALCULATED FROM GPS OBSERVATIONS.
- THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY OR RESTRICTIONS WHICH ARE NOT RECORDED OR DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE KNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
- THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM ABOVE GROUND, VISIBLE EVIDENCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATES A 1/2" REBAR PLACED WITH A YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF00484", ALL REAR LOT CORNERS HAVE BEEN SET WITH A 1/2" REBAR WITH CAP. THE FRONT LOT CORNERS WILL BE SET IN THE FUTURE UPON COMPLETION OF STREET IMPROVEMENTS.
- THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER).
- WETLANDS WERE DELINEATED BY NELSON ENVIRONMENTAL, INC., DATED MAY 15, 2014.

SURVEY REFERENCES

- ALTA/ACSM LAND TITLE SURVEY FOR KH PEACHTREE LLLP, WELLS FARGO BANK & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, PREPARED BY ROCHESTER & ASSOCIATES, INC. DATED: 4/26/06, LAST REVISED ON 11/4/15.
- FINAL SUBDIVISION PLAT FOR CRESSWIND AT PEACHTREE CITY, PHASE 4A-1, PREPARED BY ROCHESTER & ASSOCIATES, INC., DATED 4/10/19, LAST REVISED 6/7/19. RECORDED IN PLAT BOOK 100, PAGE 66, FAYETTE COUNTY, GEORGIA RECORDS.
- FINAL SUBDIVISION PLAT FOR CRESSWIND AT PEACHTREE CITY, PHASE 4A-3, PREPARED BY ROCHESTER & ASSOCIATES, INC., DATED 4/10/19, LAST REVISED 10/31/19. RECORDED IN PLAT BOOK 100, PAGE 176, FAYETTE COUNTY, GEORGIA RECORDS.
- ALTA/NSPS LAND TITLE SURVEY FOR KOLTER ACQUISITIONS LLC, PREPARED BY ROCHESTER & ASSOCIATES, INC., DATED 8/9/18, LAST REVISED 10/4/18.



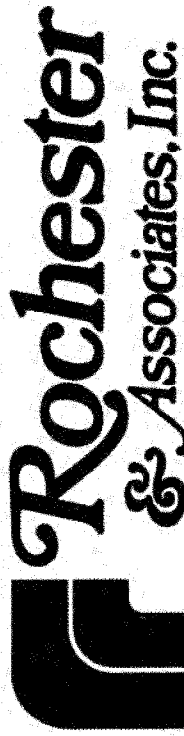
TYPICAL LOT
BUILDING SETBACK DETAIL
N.T.S.



FINAL SUBDIVISION PLAT FOR
CRESSWIND AT PEACHTREE CITY
PHASE 4B
LYING IN
LAND LOTS 167 & 168, 7th DISTRICT
CITY OF PEACHTREE CITY, FAYETTE COUNTY, GEORGIA

REVISIONS		REVISIONS PER PEACHTREE CITY COMMENTS	
NO.	DATE	DESCRIPTION	
1	5/18/20		

SHEET	2	OF	7
DATE	5/15/20	SCALE	N/A
JOB NO.	A205030	DRAWN BY:	LJC
FILE NO.	PH4B.FNLP		



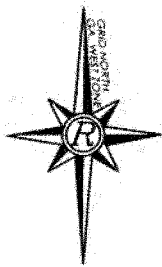
286 GA Hwy 314, Suite A • Fayetteville, Georgia 30214
(770)716.8123 (770)716.8124 Fax • www.rochester-assoc.co

FINAL SUBDIVISION PLAT FOR
CRESSWIND AT PEACHTREE CITY
PHASE 4B
LYING IN
LAND LOTS 167 & 168, 7TH DISTRICT
CITY OF PEACHTREE CITY, FAYETTE COUNTY, GEORGIA

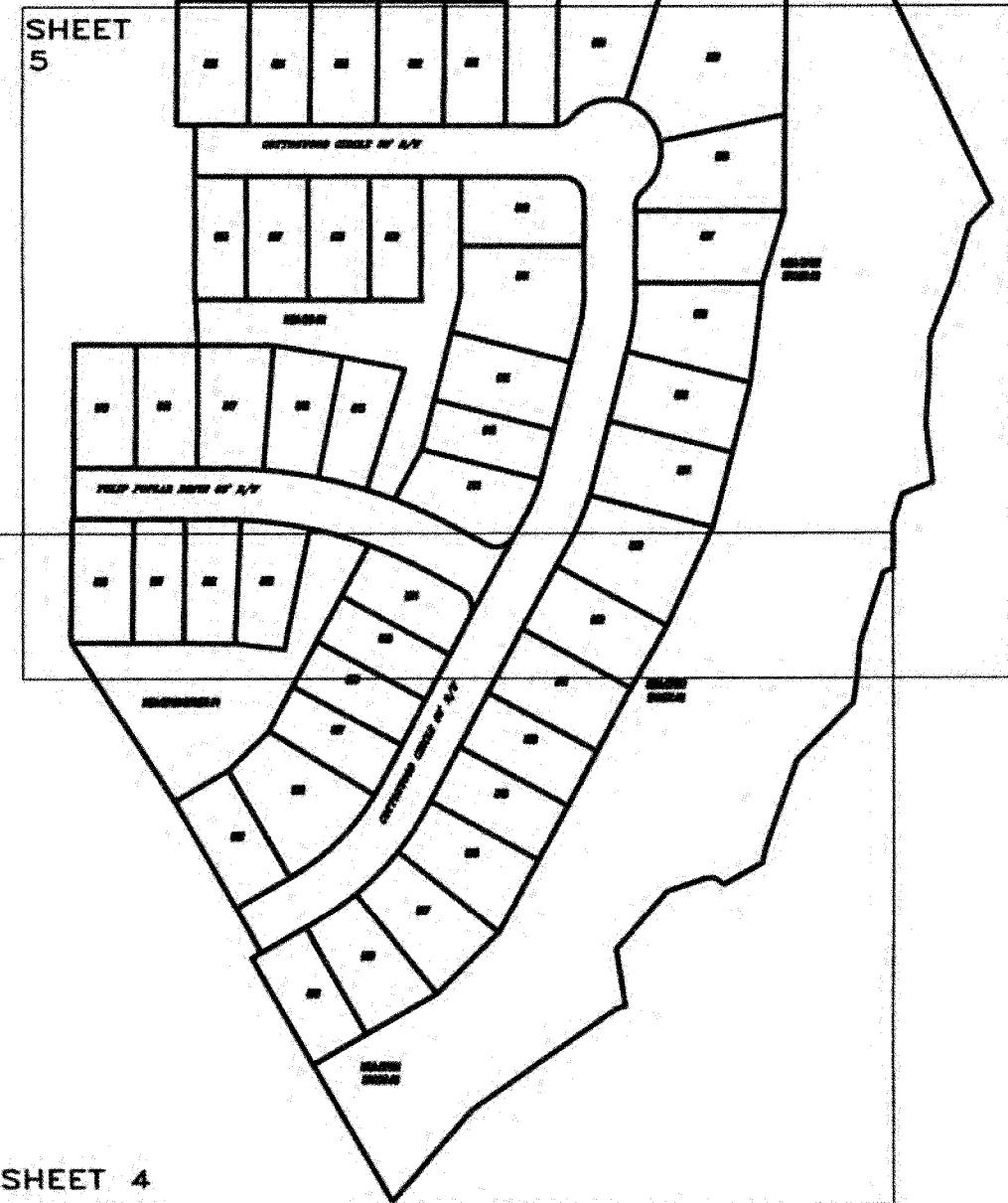
REVISIONS		REVISIONS PER PEACHTREE CITY COMMENTS	
NO.	DATE	DESCRIPTION	
1	5/15/20		

SHEET	3	OF	7
DATE	5/15/20	SCALE	N/A
JOB NO.	A205030	DRAWN BY:	LUG
FILE NO.	PH4B.FNLP		

SHEET INDEX
N.T.S.



SHEET 7
SHEET 6



CRESSWIND PHASE TOTALS CHART				
PHASE	NO. OF LOTS IN PHASE	PHASE LOT AREA (ACRES)	PHASE ACREAGE	DENSITY
PHASE 1 BLOCK A	148	26.280	77.469	1.91
PHASE 1 BLOCK D	15	2.683	35.228	0.43
PHASE 2	43	7.090	32.085	1.34
PHASE 3A	78	13.429	53.885	1.45
PHASE 3B	93	17.257	38.019	2.45
PHASE 4A UNIT 1	31	5.346	10.902	2.84
PHASE 4A UNIT 2	41	8.360	24.547	1.67
PHASE 4A UNIT 3	64	10.352	19.153	3.34
PHASE 4B	45	8.388	19.731	2.28
PHASE 5 (FUTURE)	176	29.56	74.62	2.36
R/W GREENBELT, UNDEVELOPED LAND			60.012	
TOTALS	734	140.098	445.651	1.65

PHASE 4B
LOT AREA = 8.388 AC
RIGHT OF WAY = 2.024 AC
ACCESS EASEMENT = 1.734 AC
HOA OPEN SPACE #1 = 0.590 AC
HOA OPEN SPACE #2 = 0.518 AC
HOA OPEN SPACE #3 = 6.477 AC
TOTAL = 19.731 ACRES

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

Line & Curve Table				
Line #/Curve #	Direction	Length	Chord	Radius
C1	N88°03'36"E	1.54'	1.54'	20.00'
C2	N63°03'46"E	15.91'	15.50'	20.00'
C3	N73°57'03"E	58.79'	55.46'	50.00'
C4	S42°05'46"E	52.83'	50.41'	50.00'
C5	S19°12'52"W	54.18'	51.57'	50.00'
C6	S25°15'31"W	17.45'	16.90'	20.00'
C7	S07°19'33"W	55.49'	55.34'	225.00'
C8	S15°38'04"W	9.77'	9.77'	225.00'
C9	S22°41'03"W	45.60'	45.52'	225.00'
C10	S33°31'13"W	48.29'	48.23'	275.00'
C11	S44°35'34"W	58.00'	57.89'	275.00'
C12	S55°21'43"W	45.37'	45.32'	275.00'
C13	N45°35'41"E	113.84'	112.63'	225.00'
C14	N29°47'43"E	10.25'	10.25'	225.00'
C15	N16°30'36"W	31.42'	28.28'	20.00'
C16	N65°52'52"W	64.85'	64.78'	425.00'
C17	N74°18'30"W	60.17'	60.12'	425.00'
C18	N82°54'59"W	67.53'	67.46'	425.00'
C19	N88°36'38"W	16.94'	16.94'	425.00'
C20	S87°27'23"E	38.07'	38.06'	475.00'
C21	S81°54'36"E	53.89'	53.87'	475.00'
C22	S75°42'17"E	48.99'	48.97'	475.00'
C23	S71°01'59"E	28.47'	28.46'	475.00'

Line & Curve Table				
Line #/Curve #	Direction	Length	Chord	Radius
L29	S89°44'19"E	60.00'		
L30	S89°44'19"E	48.46'		
L31	S00°15'41"W	3.82'		
L32	S00°15'41"W	70.00'		
L33	S00°15'41"W	3.06'		
L34	S14°23'26"W	8.67'		
L35	S14°23'26"W	70.00'		
L36	S14°23'26"W	65.23'		
L37	S28°29'24"W	29.57'		
L38	S28°29'24"W	70.00'		
L39	S28°29'24"W	70.00'		
L40	S28°29'24"W	60.00'		
L41	S28°29'24"W	60.00'		
L42	S28°29'24"W	10.21'		
L43	S60°05'19"W	13.06'		
L44	S60°05'19"W	49.42'		
L45	N60°05'19"E	60.00'		
L46	N60°05'19"E	2.48'		
L47	N28°29'24"E	44.76'		
L48	N28°29'24"E	50.00'		
L49	N28°29'24"E	50.00'		
L50	N28°29'24"E	40.94'		
L51	N61°30'36"W	35.40'		

Line & Curve Table				
Line #/Curve #	Direction	Length	Chord	Radius
C24	S65°24'47"E	64.72'	64.67'	475.00'
C25	N73°29'24"E	31.42'	28.28'	20.00'
C26	N22°32'10"E	36.37'	36.31'	175.00'
C27	N15°29'11"E	6.69'	6.69'	175.00'
C28	N07°19'33"E	43.16'	43.05'	175.00'
C29	N44°44'19"W	31.42'	28.28'	20.00'
C30	N65°15'50"E	17.45'	16.90'	20.00'
C31	S44°44'19"E	165.80'	99.62'	50.00'
C32	S21°26'25"W	55.37'	55.23'	225.00'
C33	S44°17'22"W	151.66'	149.75'	275.00'
C34	N44°17'22"E	124.09'	122.52'	225.00'
C35	N75°37'52"W	209.49'	207.38'	425.00'
C36	S75°37'52"E	234.14'	231.78'	475.00'
C37	N21°26'25"E	43.06'	42.96'	175.00'
C38	S07°19'33"W	49.32'	49.20'	200.00'
C39	S21°26'25"W	49.22'	49.09'	200.00'
C40	S44°17'22"W	137.88'	136.13'	250.00'
C41	S75°37'52"E	221.82'	219.58'	450.00'
L1	S43°56'52"W	32.24'		
L2	S16°25'03"W	53.42'		
L3	S22°10'32"W	62.65'		
L4	S01°08'40"W	30.87'		
L5	S03°46'18"W	53.44'		

Line & Curve Table				
Line #/Curve #	Direction	Length	Chord	Radius
L52	N89°45'09"W	37.45'		
L53	N89°45'09"W	50.00'		
L54	N89°45'09"W	58.71'		
L55	S89°45'09"E	60.00'		
L56	S89°45'09"E	60.00'		
L57	S89°45'09"E	26.15'		
L58	S61°30'36"E	35.40'		
L59	N28°29'24"E	24.09'		
L60	N14°23'26"E	43.31'		
L61	N14°23'26"E	68.00'		
L62	N14°23'26"E	32.60'		
L63	N00°15'41"E	38.49'		
L64	N00°15'41"E	47.00'		
L65	N89°44'19"W	100.00'		
L66	N89°44'19"W	38.67'		
L67	N89°44'19"W	50.00'		
L68	N89°44'19"W	60.00'		
L69	N89°44'19"W	60.00'		
L70	N89°44'19"W	50.00'		
L71	S80°17'24"E	67.61'		
L72	S78°57'19"E	61.62'		
L73	S89°44'19"E	350.05'		
L74	S00°15'41"W	76.88'		

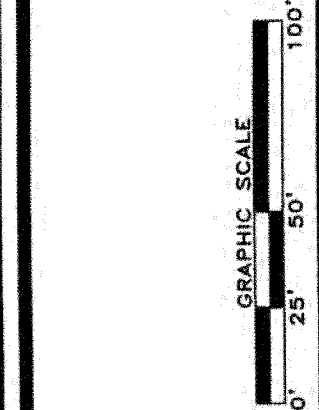
Line & Curve Table				
Line #/Curve #	Direction	Length	Chord	Radius
L6	S07°16'10"E	56.33'		
L7	S68°44'48"W	32.00'		
L8	S17°44'12"W	27.56'		
L9	S00°00'00"E	45.53'		
L10	S67°42'46"W	10.42'		
L11	S18°02'30"W	73.41'		
L12	S05°11'59"W	31.71'		
L13	S09°01'13"W	25.68'		
L14	S44°45'26"W	78.00'		
L15	S20°16'06"W	68.32'		
L16	S18°03'54"W	24.07'		
L17	S12°13'15"W	13.04'		
L18	S60°38'41"W	42.93'		
L19	N53°29'26"W	10.69'		
L20	S88°35'32"W	9.26'		
L21	S71°22'55"W	39.89'		
L22	S40°50'46"W	74.57'		
L23	S09°24'35"E	56.35'		
L24	S75°38'56"W	8.68'		
L25	S89°44'19"E	51.59'		
L26	S89°44'19"E	60.00'		
L27	S89°44'19"E	65.00'		
L28	S89°44'19"E	65.00'		

Line & Curve Table				
Line #/Curve #	Direction	Length	Chord	Radius
L75	S14°23'26"W	143.90'		
L76	S28°29'24"W	299.78'		
L77	S60°05'19"W	62.48'		
L78	N60°05'19"E	62.48'		
L79	N28°29'24"E	185.70'		
L80	N89°45'09"W	146.16'		
L81	S89°45'09"E	146.15'		
L82	N14°23'26"E	143.91'		
L83	N00°15'41"E	85.49'		
L84	N89°44'19"W	358.67'		
L85	S89°44'19"E	403.67'		
L86	S00°15'41"W	130.49'		
L87	S14°23'26"W	143.91'		
L88	S28°29'24"W	69.09'		
L89	S28°29'24"W	230.70'		
L90	S60°05'19"W	62.48'		
L91	S61°30'36"E	80.40'		
L92	S89°45'09"E	146.15'		

Rochester & Associates, Inc.
286 GA Hwy 314, Suite A • Fayetteville, Georgia 30214
(770)716.8123 (770)716.8124 Fax • www.rochester-assoc.com

**CRESSWIND AT PEACHTREE CITY
PHASE 4B**
FINAL SUBDIVISION PLAT FOR
LYING IN
LAND LOTS 167 & 168, 7th DISTRICT
CITY OF PEACHTREE CITY, FAYETTE COUNTY, GEORGIA

REVISIONS		DESCRIPTION	
NO.	DATE	REVISIONS PER PEACHTREE CITY COMMENTS	
1	5/15/20	REVISIONS PER PEACHTREE CITY COMMENTS	



SHEET	4	OF	7
DATE	5/15/20	SCALE	1"=50'
JOB NO.	A205030	DRAWN BY	LJC
FILE NO.	PH4B.FNLP		

LEGEND

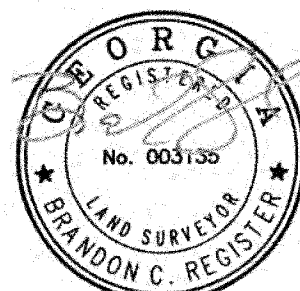
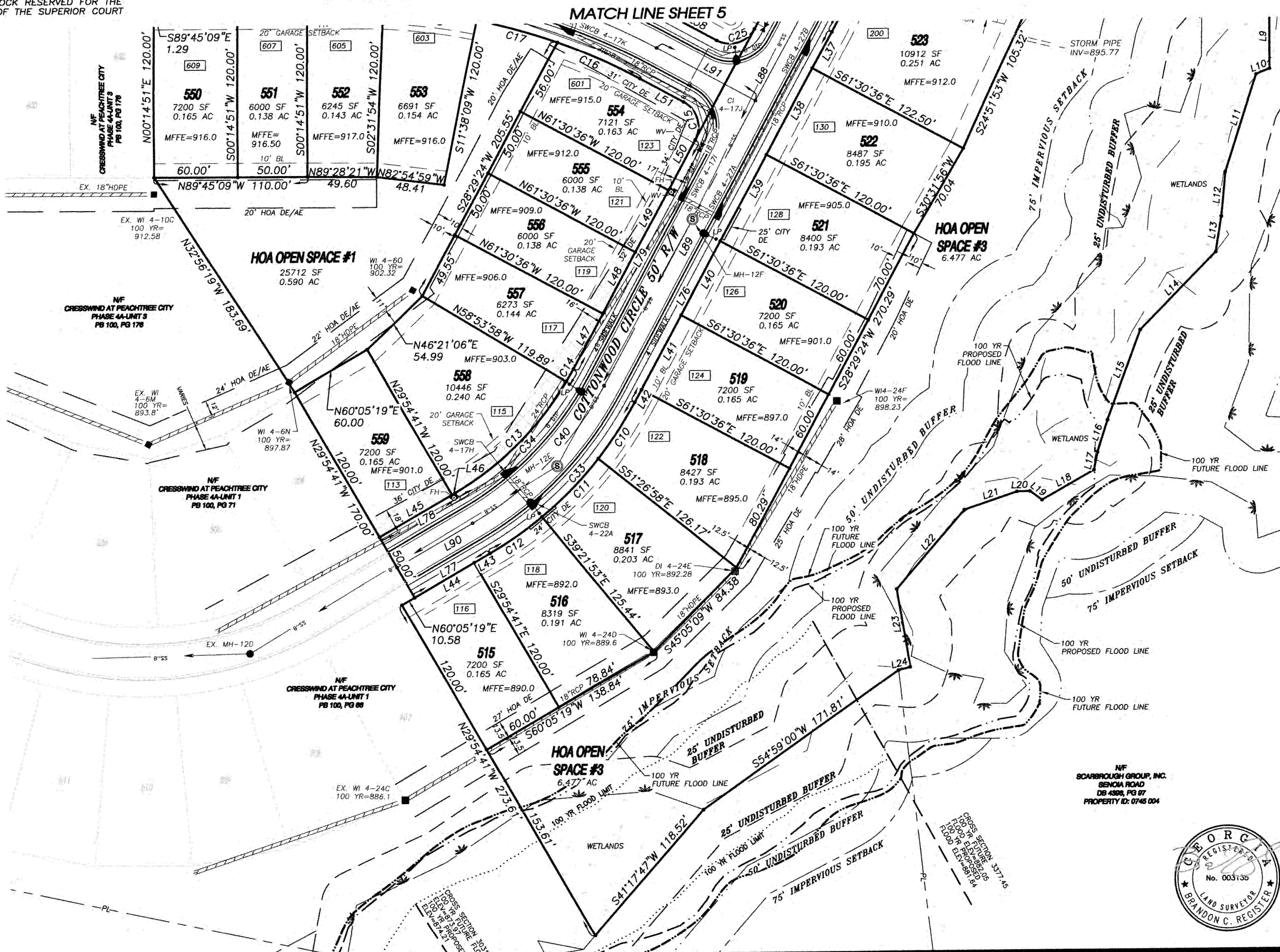
AC - ACRE(S)
AE - ACCESS EASEMENT
AIF - ANGLE IRON FOUND
BC - BACK OF CURB
BFFE - BASEMENT FINISHED FLOOR ELEVATION (AS-BUILT)
BL - BUILDING SETBACK LINE
BLVD - BOULEVARD
C&G - CURB & GUTTER
CTP - CRIMP TOP PIPE
CI - CURB INLET
CL - CENTERLINE
CMF - CONCRETE MONUMENT FOUND
CMP - CORRUGATED METAL PIPE
CO - COMPANY
CONC - CONCRETE
CTF - CRIMP TOP PIPE FOUND
DB,PG - DEED BOOK, PAGE
DE - DRAINAGE EASEMENT
DI - DROP INLET
DIP - DUCTILE IRON PIPE
DWCB - DOUBLE-WING CATCH BASIN
EL - ELEVATION
EX - EXISTING
FEMA - FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM - FLOOD INSURANCE RATE MAP
FH - FIRE HYDRANT

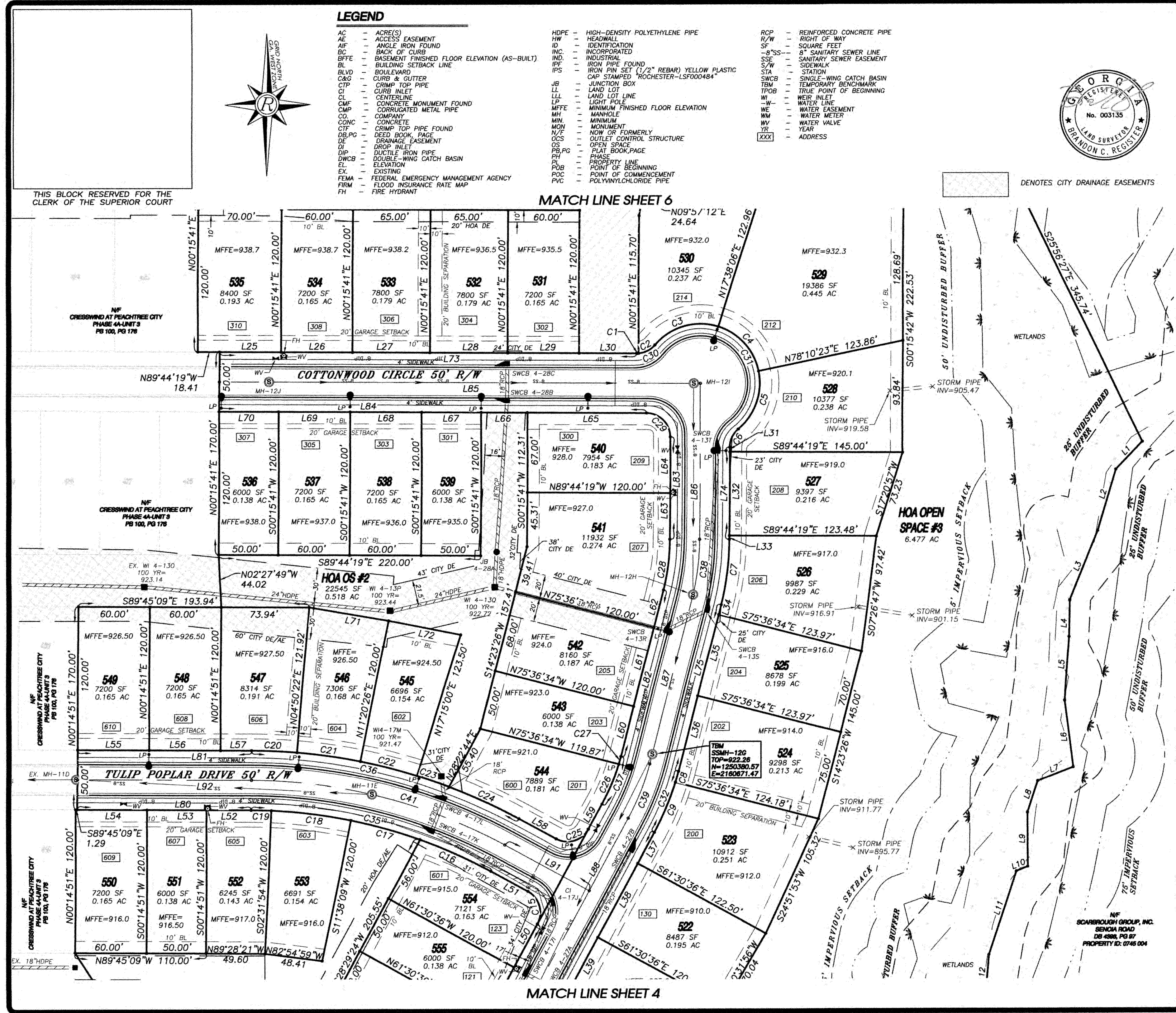
HDPE - HIGH-DENSITY POLYETHYLENE PIPE
HW - HEADWALL
ID - IDENTIFICATION
INC - INCORPORATED
IND - INDUSTRIAL
IPF - IRON PIPE FOUND
IPS - IRON PIPE SET (1/2" REBAR) YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF000484"
JB - JUNCTION BOX
LL - LAND LOT
LLL - LAND LOT LINE
LP - LIGHT POLE
MFFE - MINIMUM FINISHED FLOOR ELEVATION
MH - MANHOLE
MIN - MINIMUM
MON - MONUMENT
N/F - NOW OR FORMERLY
OCS - OUTLET CONTROL STRUCTURE
OS - OPEN SPACE
PB,PG - PLAT BOOK, PAGE
PH - PHASE
PL - PROPERTY LINE
POB - POINT OF BEGINNING
POC - POINT OF COMMENCEMENT
PVC - POLYVINYLCHLORIDE PIPE

RCP - REINFORCED CONCRETE PIPE
R/W - RIGHT OF WAY
SF - SQUARE FEET
S"SS - 8" SANITARY SEWER LINE
SSE - SANITARY SEWER EASEMENT
S/W - SIDEWALK
STA - STATION
SWCB - SINGLE-WING CATCH BASIN
TBM - TEMPORARY BENCHMARK
TPOB - TRUE POINT OF BEGINNING
WI - WEIR INLET
WL - WATER LINE
WE - WATER EASEMENT
WM - WATER METER
WV - WATER VALVE
YR - YEAR
XXX - ADDRESS

DENOTES CITY DRAINAGE EASEMENTS

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT





286 GA Hwy 314, Suite A • Fayetteville, Georgia 30214
(770)716.8123 (770)716.8124 Fax • www.rochester-assoc.co

CRESSWIND AT PEACHTREE CITY PHASE 4B

FINAL SUBDIVISION PLAT FOR
LYING IN
LAND LOTS 167 & 168, 7th DISTRICT
CITY OF PEACHTREE CITY, FAYETTE COUNTY, GEORGIA

REVISIONS		
NO.	DATE	DESCRIPTION
1	5/15/20	REVISIONS PER PEACHTREE CITY COMMENTS

5

OF

7

DATE: 5/15/20

SCALE: 1"=50'

JOB NO.: A205030

DRAWN BY: LUG

FILE NO.: PH4B.FNP

Rochester & Associates, Inc.
286 GA Hwy 314, Suite A • Fayetteville, Georgia 30214
(770)716.8123 (770)716.8124 Fax • www.rochester-assoc.co

FINAL SUBMISSION PLAT FOR
**CRESSWIND AT PEACHTREE CITY
PHASE 4B**
LYING IN
LAND LOTS 167 & 168, 7th DISTRICT
CITY OF PEACHTREE CITY, FAYETTE COUNTY, GEORGIA

REVISIONS		REVISIONS PER PEACHTREE CITY COMMENTS	
NO.	DATE	DESCRIPTION	
1	5/18/20	REVISED PER PEACHTREE CITY COMMENTS	

SHEET OF	6 7
DATE	5/15/20
SCALE	1"=50'
JOB NO.	A205030
DRAWN BY:	LUG
FILE NO.	PH4B.FNLP



MATCH LINE SHEET 7

NF
D-BRO ENTERPRISES, LP
130 CELTIC BOULEVARD
DB 4548, PG 120
PROPERTY ID: 0744 034
LOT 2A SHAMROCK INDUSTRIAL
PARK, PHASE V
ZONED: I M2

NF
AGE PROPERTIES, LLC
188 ROCKWOOD ROAD
DB 4616, PG 714
PROPERTY ID: 0744 048
ZONED: I M1

NF
UNIVERSAL ENVIRONMENTAL
SERVICES, LLC
140 CELTIC BOULEVARD
DB 4821, PG 108
PB 47, PG 112
PROPERTY ID: 0744 035
LOT 2B SHAMROCK INDUSTRIAL
PARK, PHASE V
ZONED: I M2

NF
CWD PROPERTIES, INC.
188 ROCKWOOD ROAD
DB 4616, PG 1
PROPERTY ID: 0744 040
ZONED: I M1

ACCESS
EASEMENT
1.734 AC

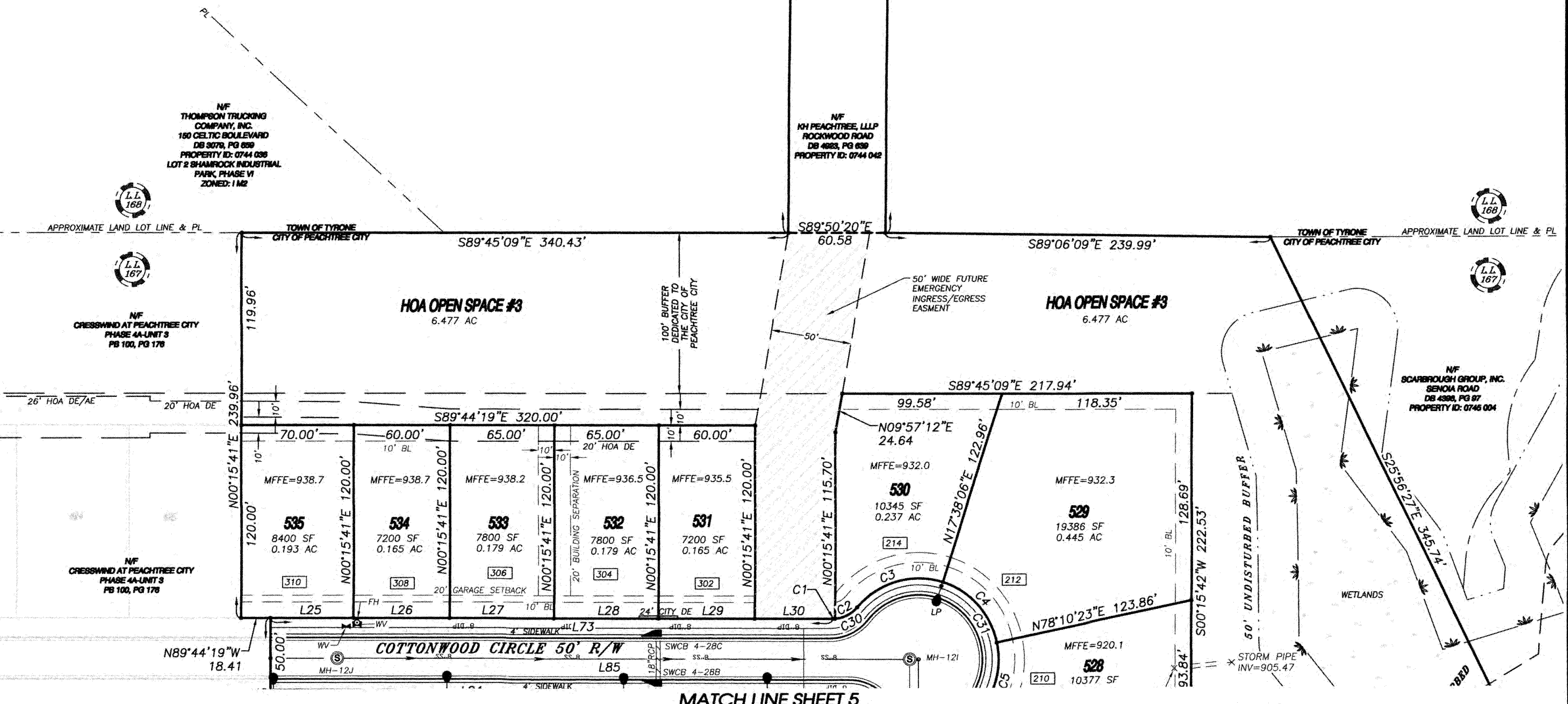
NF
KH PEACHTREE, LLP
ROCKWOOD ROAD
DB 4623, PG 630
PROPERTY ID: 0744 042

NF
THOMPSON TRUCKING
COMPANY, INC.
180 CELTIC BOULEVARD
DB 3078, PG 630
PROPERTY ID: 0744 036
LOT 2 SHAMROCK INDUSTRIAL
PARK, PHASE VI
ZONED: I M2

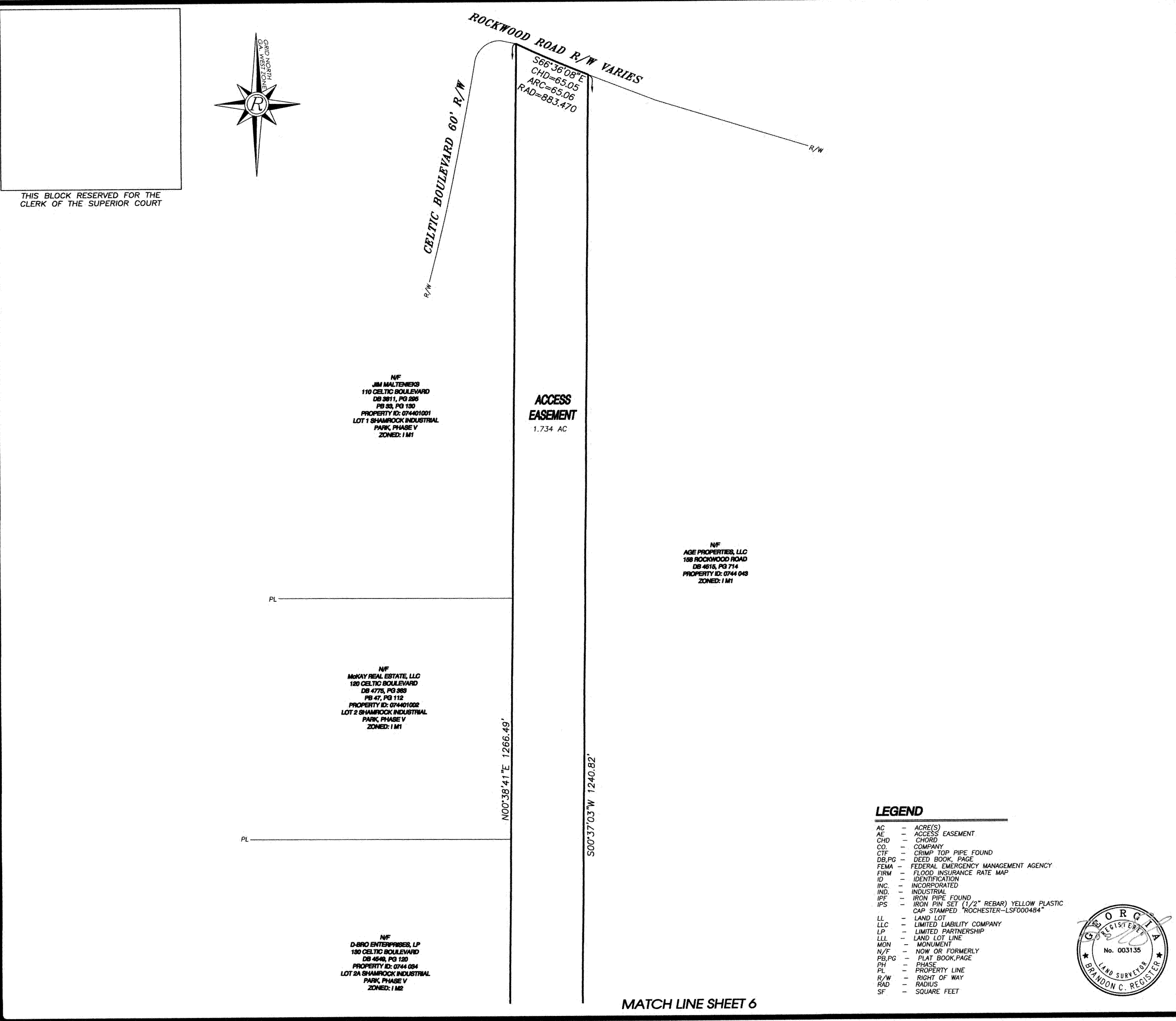
NF
SCARBROUGH GROUP, INC.
SENOIA ROAD
DB 4388, PG 87
PROPERTY ID: 0746 004

LEGEND

- | | | | | | |
|--------|---|--|---------|---|----------------------------------|
| AC | - | ACRE(S) | JB | - | JUNCTION BOX |
| AE | - | ACCESS EASEMENT | LL | - | LAND LOT |
| AIF | - | ANGLE IRON FOUND | LLL | - | LAND LOT LINE |
| BC | - | BACK OF CURB | LP | - | LIGHT POLE |
| BFFE | - | BASEMENT FINISHED FLOOR ELEVATION (AS-BUILT) | MFFE | - | MINIMUM FINISHED FLOOR ELEVATION |
| BL | - | BUILDING SETBACK LINE | MH | - | MANHOLE |
| BLVD | - | BOULEVARD | MIN. | - | MINIMUM |
| C&G | - | CURB & GUTTER | MON | - | MONUMENT |
| CTP | - | CRIMP TOP PIPE | N/F | - | NOW OR FORMERLY |
| CI | - | CURB INLET | OCS | - | OUTLET CONTROL STRUCTURE |
| CL | - | CENTERLINE | OS | - | OPEN SPACE |
| CMF | - | CONCRETE MONUMENT FOUND | PB, PG | - | PLAT BOOK, PAGE |
| CMP | - | CORRUGATED METAL PIPE | PL | - | PROPERTY LINE |
| CO | - | COMPANY | POB | - | POINT OF BEGINNING |
| CONC | - | CONCRETE | POC | - | POINT OF COMMENCEMENT |
| CTF | - | CRIMP TOP PIPE FOUND | PVC | - | POLYVINYLCHLORIDE PIPE |
| DB, PG | - | DEED BOOK, PAGE | RCP | - | REINFORCED CONCRETE PIPE |
| DE | - | DRAINAGE EASEMENT | R/W | - | RIGHT OF WAY |
| DI | - | DROP INLET | SF | - | SQUARE FEET |
| DIP | - | DUCTILE IRON PIPE | - 8"SS- | - | 8" SANITARY SEWER LINE |
| DWCB | - | DOUBLE-WING CATCH BASIN | SSE | - | SANITARY SEWER EASEMENT |
| EL | - | ELEVATION | S/W | - | SIDEWALK |
| EX | - | EXISTING | STA | - | STATION |
| FEMA | - | FEDERAL EMERGENCY MANAGEMENT AGENCY | SWCB | - | SINGLE-WING CATCH BASIN |
| FIRM | - | FLOOD INSURANCE RATE MAP | TBM | - | TEMPORARY BENCHMARK |
| FH | - | FIRE HYDRANT | TPOB | - | TRUE POINT OF BEGINNING |
| HDPE | - | HIGH-DENSITY POLYETHYLENE PIPE | WI | - | WEIR INLET |
| HW | - | HEADWALL | - W- | - | WATER LINE |
| ID | - | IDENTIFICATION | WE | - | WATER EASEMENT |
| INC. | - | INCORPORATED | WM | - | WATER METER |
| IND. | - | INDUSTRIAL | WV | - | WATER VALVE |
| IPF | - | IRON PIPE FOUND | YR | - | YEAR |
| IPS | - | IRON PIN SET (1/2" REBAR) YELLOW PLASTIC | XXX | - | ADDRESS |
| | - | CAP STAMPED "ROCHESTER-LSF000484" | | | |



MATCH LINE SHEET 5



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REVISIONS		REVISIONS PER PEACHTREE CITY COMMENTS	
NO.	DATE	DESCRIPTION	
1	5/15/20		

SHEET 7 OF 7



MATCH LINE SHEET 6



COUNCIL AGENDA ITEM COVER SHEET

Meeting Type: Council - Regular

Meeting Date: April 7, 2022

Agenda Item Type: Old Business

Staff Contact: Sandy Beach

STAFF REPORT

AGENDA ITEM:

Reporting the expenditure election for the Coronavirus State and Local Fiscal Recovery Funds (CSLFRF) from the American Rescue Plan Act (ARPA).

BACKGROUND:

Staff would like to elect the standard allowance for revenue replacement for the full amount of the \$2,803,013 awarded to us from the ARPA CSLFRF. Once that has been elected we would be free to use that revenue replacement money towards government services.

The first reporting due date to the U.S. Treasury is April 30, 2022.

FUNDING:

The Town of Tyrone has currently received \$1,401,506.50 in ARPA CSLFRF and the second and last tranch of funds in the same amount should be coming around the July 2022 timeframe.

STAFF RECOMMENDATION:

Staff recommends approval of electing the Revenue Loss option in reporting the ARPA CSLFRF to the U.S. Treasury.

ATTACHMENTS:

None

PREVIOUS DISCUSSIONS:

We had a workshop meeting on September 2, 2021 to discuss the eligible options for ARPA money.



COUNCIL AGENDA ITEM COVER SHEET

Meeting Type: Council - Regular

Meeting Date: April 7, 2022

Agenda Item Type: New Business

Staff Contact: Brandon Perkins

STAFF REPORT

AGENDA ITEM:

Consideration to approve providing the Tyrone Downtown Development Authority with seed funding in the amount of \$49,250.00 for the 2022 – 2023.

BACKGROUND:

The Town has held \$50,000 in the Sanitation Enterprise Fund for several years now to cover any costs that might come up related to sanitation services. This funding is a hold over from years past when the Town handled sanitation billing and customer service. Our auditors have advised us that, since this funding has not been used for several years, it is time to close the fund and place this money back into the General Fund. Doing so would allow the Town to reallocate this funding for any legal use.

Staff is of the opinion that this money would be a prudent source of seed funding for the Town’s new DDA, which will need operating funds to cover the initial costs of establishing events and programs over the next year.

The Town recently paid \$750.00 to cover the cost of the required DDA training for its new Board members, Council, and Staff. Consequently, staff recommends covering this cost by this funding source so the total amount requested for the DDA is reduced to \$49,250.00.

If approved, the DDA will adopt a small budget for the remainder of FY2022 at its meeting next week and then a full budget for FY2023 by June 30, 2022. Staff will also begin the process of establishing a separate bank account for the DDA if this request is approved.

FUNDING:

\$49,250.00 from the Sanitation Enterprise Fund.

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

None.

PREVIOUS DISCUSSIONS:

None.

**COUNCIL AGENDA ITEM COVER SHEET****Meeting Type:** Council - Regular**Meeting Date:** April 7, 2022**Agenda Item Type:** New Business**Staff Contact:** Sandy Beach

STAFF REPORT**AGENDA ITEM:**

Reporting and compliance consulting services for the Coronavirus State and Local Fiscal Recovery Funds (CSLFRF) from the American Rescue Plan Act (ARPA).

BACKGROUND:

The James Moore & Co., P.L. firm would help us to elect the standard allowance for revenue replacement for the full amount of the \$2,803,013 awarded to us. In return we would be free to use that revenue replacement money towards government services.

They would do all of our annual reporting of funds to the U.S. Treasury Department, including the first reporting date due April 30, 2022.

They will also assemble a final audit package related to the usage of the ARPA CSLFRF that can be provided to our auditors, Rushton and Company for single audit purposes.

FUNDING:

Expenses such as consulting services related to the ARPA CSLFRF are permitted to be paid from these funds. The cost for these services will be \$6,900.

STAFF RECOMMENDATION:

Staff recommends approval of engaging with James Moore & Co., P.L. for consulting services related to CSLFRF for \$6,900 once our attorney has agreed with the engagement letter.

ATTACHMENTS:

The Engagement Letter with James Moore & Co., P.L. is attached.

PREVIOUS DISCUSSIONS:

N/A

March 24, 2022

Town of Tyrone, Georgia
Attn: Sandy Beach, Finance Manager
Via E-Mail: sbeach@tyrone.org

RE: ARPA Reporting and Compliance Consulting Engagement Letter

Dear Ms. Beach:

We are pleased to provide the Town of Tyrone, Georgia (the Government) with reporting and compliance consulting services related to the Government's Coronavirus State and Local Fiscal Recovery Funds (CSLFRF) from the American Rescue Plan Act (ARPA). This letter confirms our understanding of the terms and objectives of our engagement and the nature and limitations of the services we will provide as it relates to assistance with the Government's reporting of its CSLFRF funds and internal compliance and accountability. This engagement between you and our firm will be governed by the terms of this letter.

Engagement Objectives

You have requested that we perform ARPA CSLFRF reporting and compliance consulting services as described below:

- Preparation of all required reports through the United States Treasury's online portal for the Government's use of ARPA CSLFRF funds in accordance with the Government's plan to elect the standard allowance for revenue replacement for the use of 100% of the ARPA CSLFRF award.
- Assistance in the development of an official accounting policy or internal memo related to the Government's planned usage of the economic impact of the ARPA CSLFRF funds.
- Assembly of a final audit package related to the usage of the ARPA CSLFRF funds that can be provided to your auditors for single audit purposes.

Your Responsibilities

In order for us to perform the above services, we will need the following assistance:

- Assistance in establishing a member of our team as an authorized user to prepare reports through the Treasury's portal.
- Trial balance and/or general ledger reports and applicable supporting documentation, as requested.
- Final review, approval, and submittal of reports and internal policy/memo document.

The sufficiency of the consulting services we provide is solely the responsibility of the Government. Consequently, we make no representation regarding the sufficiency of the procedures to be performed. Our recommendations regarding procedures to be performed and the results of the procedures performed are dependent on the accuracy and completeness of the representations and information that we receive from your personnel. Accordingly, inaccurate or incomplete information could result in inaccurate findings or inappropriate recommendations, and critical recommendations may not be identified. Any reports we issue

to you as a result of this consulting engagement are solely intended for the use of the Government, and should not be used by anyone other than those specified parties. We will not provide any legal services.

You are responsible for ensuring compliance with all applicable ARPA and Federal guidance, and making all management decisions and responsibilities and for designating an individual, with suitable skills, knowledge, and experience to oversee any nonattest services that we provide. You are responsible for: accepting responsibility for the results of the services performed, including decisions regarding implementation of any recommendations provided by us; making all management decisions and performing all management functions; evaluating the adequacy and results of the services performed; and establishing and maintaining internal controls as well as monitor ongoing activities.

Our Responsibilities

We will perform our services in accordance with the Statement on Standards for Consulting Services and the Code of Professional conduct issued by the American Institute of Certified Public Accountants. Such services are not intended to represent an audit, examination, attestation, financial forecast or projection, special report or agreed-upon procedures engagement as those services are defined in AICPA literature applicable to such engagements. Accordingly, these services will not result in the issuance of a written communication to third parties by us regarding financial data or internal controls, expressing a conclusion, or providing any form of assurance.

The engagement is limited to the professional services outlined above. James Moore & Co., P.L., in its sole professional judgement, reserves the right to refuse to take any action that may be construed as making management decisions or performing management functions on your behalf. However, we may provide advice and recommendations to assist management in performing its functions and making decisions. Our engagement does not include any procedures designed to detect errors, fraud, or theft. Therefore, our engagement cannot be relied upon to disclose such matters.

Upon completion of our procedures, we will provide a copy of any final deliverables included in this engagement, including the final accounting policy/memo language and internal audit package for single audit purposes.

Nonattest Services

We will perform the following nonattest services: preparation of ARPA CSLFRF program reports to be submitted to the U.S. Treasury and related internal reporting package; preparation of an internal policy/memo related to the usage of such funds. With respect to any nonattest services we perform, we will not assume management responsibilities on behalf of the Government. However, we will provide advice and recommendations to assist management of the Government in performing its responsibilities. The Government's management is responsible for (a) making all management decisions and performing all management functions; (b) assigning a competent individual (Sandy Beach) to oversee the services; (c) evaluating the adequacy of the services performed; (d) evaluating and accepting responsibility for the results of the services performed; and (e) establishing and maintaining internal controls, including monitoring ongoing activities.

Our responsibilities and limitations of the engagement are as follows. We will perform the services in accordance with applicable professional standards. This engagement is limited to the services previously outlined. Our firm, in its sole professional judgment, reserves the right to refuse to do any procedure or take any action that could be construed as making management decisions or assuming management responsibilities. Our firm may advise the Government with regard to different matters, but the Government must make all decisions with regard to those matters.

Engagement Timeline

We expect to perform these procedures in accordance with the following timeline:

- ***Upon Execution of Agreement: Project Kickoff and Planning***
 - Initial setup within the Treasury's portal to ensure proper access is available to file the required reports.
 - Submittal of client survey related to planned usage of funds, accounting policy preferences, and other key information to aid us in the development of the accounting policy/internal memo.
- ***By April 30, 2022: Filing of Initial Project and Expenditure Report***
 - Determination of usage of funds for general government expenditures to meet the applicable compliance requirements for usage of funds earned under the standard allowance for revenue replacement; expected to equal 100% of award.
 - Submittal of report.
- ***By May 31, 2022: Completion of Internal Accounting Policy/Memo and Final Audit Package***
 - Final edits of accounting policy/memo for use by the Government.
 - Completion of final audit package summarizing compliance and with supporting documentation for single audit purposes.
- ***Ongoing: Subsequent Reporting Deadlines***
 - Submittal of subsequent reports through the Treasury portal, as required, in succeeding years.

Other Engagement Terms

Zach Chalifour is the service leader for the services specified in this letter. His responsibilities include supervising James Moore & Company's services performed as part of this engagement and signing or authorizing another qualified firm representative to sign any reports we issue to you as part of this engagement.

Our fee for these services will be \$6,900. Our services will be billed according to the following milestone schedule:

Milestones (in expected order of completion)	Percentage of Total Fee Due
At Execution of Engagement Letter	30%
Upon Filing Treasury P&E Report Due April 30, 2022	20%
Submittal of Internal ARPA Audit Package	20%
Submittal of Internal ARPA Accounting Policy/Memo	20%
Upon Completion of Final Report Due to U.S. Treasury	10%

The above fees are based upon the Government's planned usage of the \$10 million standard allowance for revenue replacement for the full ARPA CSLFRF award amount. Should the plan for use of these funds change, or additional reporting and compliance requirements not in effect at the time of this letter by instituted by the Treasury, our fees may be subject to change. In such case, no additional work shall be performed without advance discussion and approval of any additional fees.

You may request that we perform additional services not contemplated by this engagement letter. If this occurs, we will communicate with you regarding the scope of additional services and the estimated price. We also may issue a separate engagement letter covering the additional services. In the absence of any other written communication from us documenting such additional services, our services will continue to be governed by the terms of this engagement letter. While we would be more than glad to discuss a custom service plan to best meet your needs, specific services related to this engagement that may be added on at your request are as follows:

Elective Add-on Service	Fee
Presentation to Elected Officials – In Person	\$1,000 + travel costs + travel time at \$100/hour
Presentation to Elected Officials – Remote	\$750
Project Accounting & Reporting – Accounting & Final Report	\$7,500
Project Accounting & Reporting – Interim Report	\$2,000 each

This engagement letter may be terminated by either party for noncompliance with the terms as noted in this engagement letter. The parties will provide 60 days' notice of their intention to terminate the engagement. If work has been partially completed toward an identified milestone at the time of termination, a final billing shall be made based on the amount of actual time incurred.

You agree to release, indemnify, defend, and hold us harmless from any liability or costs, including attorney's fees, resulting from management's knowing misrepresentations to us.

We appreciate the opportunity to assist you and believe this letter accurately summarizes the significant terms of our proposal. If you have any questions, please let us know. If you agree with the terms of our proposal as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,



JAMES MOORE & CO., P.L.

RESPONSE:

This letter correctly sets forth the understanding of the Town of Tyrone, Georgia.

By: _____

Title: _____

Date: _____