



**DOWNTOWN DEVELOPMENT
AUTHORITY**

December 12, 2022 at 9:00 AM

950 Senoia Road, Tyrone, GA 30290

Billy Campbell, Chairman

Jeni Mount, Vice-Chairman

Luci McDuffie, Treasurer

Ernie Johnson

John Kaufman

Nathan Reese

Adam She

Brandon Perkins, Town Manager

Phillip Trocquet, Asst. Town Manager

Ciara Willis, Secretary

E. Allison Ivey Cox, Town Attorney

AGENDA

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 DDA or staff may respond at a later date.*

V. APPROVAL OF AGENDA

VI. APPROVAL OF MINUTES

1. Approval of minutes from November 14, 2022.

VII. PRESENTATIONS

VIII. OLD BUSINESS

2. Consideration to approve a resolution transferring ownership of parcel number 0738107 from the Town of Tyrone to the Downtown Development Authority of Tyrone.
- **Phillip Trocquet, Assistant Town Manager**

IX. NEW BUSINESS

X. PUBLIC COMMENTS

XI. STAFF COMMENTS

XII. BOARD COMMENTS

XIII. EXECUTIVE SESSION

XIV. ADJOURNMENT

TYRONE DOWNTOWN DEVELOPMENT AUTHORITY

Section [PN], Item 1.

MINUTES

November 14, 2022 at 9:00 AM

Billy Campbell, Chairman
Jeni Mount, Vice-Chairman

Luci McDuffie, Treasurer
Ernie Johnson
John Kaufman
Nathan Reese
Adam She

Brandon Perkins, Town Manager
Phillip Trocquet, Asst. Town Manager
Ciara Willis, Secretary
E. Allison Ivey Cox, Town Attorney

Absent:

Ernie Johnson, Board Member
Nathan Reese, Board Member

Also present was:

Melissa Hill, Council Member
Tracy Young, Fayette County Development Authority

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 DDA or staff may respond at a later date.*

V. APPROVAL OF AGENDA

A motion was made to approve the agenda.

Motion made by Treasurer McDuffie, Seconded by Vice-Chairman Mount.
Voting Yea: Chairman Campbell, Board Member She, Board Member Kaufman.

VI. APPROVAL OF MINUTES

1. Approval of minutes from September 12, 2022.

A motion was made to approve the minutes from September 12, 2022.

Motion made by Board Member Kaufman, Seconded by Treasurer McDuffie.
Voting Yea: Chairman Campbell, Vice-Chairman Mount, Board Member She.

VII. PRESENTATIONS

VIII. OLD BUSINESS

IX. NEW BUSINESS

2. Consideration to approve a resolution transferring ownership of parcel number 0738107 from the Town of Tyrone to the Downtown Development Authority of Tyrone.
- ***Phillip Trocquet, Assistant Town Manager***

Mr. Trocquet stated that a sewer easement along the rear of the property had to be established before the property could be transferred to the DDA.

A motion was made to table a resolution transferring ownership of parcel number 0738107 from the Town of Tyrone to the Downtown Development Authority until the December 12, 2022 meeting.

Motion made by Treasurer McDuffie, Seconded by Vice-Chairman Mount.
Voting Yea: Chairman Campbell, Board Member Kaufman, Board Member She.

3. Consideration to establish a plan of parcel 0738107 (Fire Station) regarding ownership, lease, and future occupancy type. - ***Phillip Trocquet, Assistant Town Manager***

Mr. Trocquet stated that staff recommended retaining ownership and seeking a development partner. As a result, it would give the DDA more control over the property and a source of revenue. He also stated that the Board could seek a development partner through grants or bonds. Mr. Perkins shared that low-interest loans could be another viable option. The Board agreed that the best strategy would be to maintain ownership of the property.

X. PUBLIC COMMENTS

Tyrone's Fayette County Development Authority's (FCDA) representative, Tracy Young spoke to the Board regarding the town's contribution to the FCDA. He shared that the FCDA reimbursed the town in August for FY 2021 and FY 2022 contributions totaling \$41,659. Mr. Young suggested that the Board request that those funds be transferred to the DDA from the town. He also stated that the FCDA would no longer request annual contributions from the town. In addition, he emphasized that he was the town's liaison and looked forward to collaborating with the DDA.

XI. STAFF COMMENTS

4. Discussion of 2023 First Friday Event Schedule. - ***Phillip Trocquet, Assistant Town Manager***

Mr. Trocquet discussed ideas for the 2023 First Friday event schedule. He asked the Board for suggestions and theme ideas. Chairman Campbell suggested that the DDA host a golf event fundraiser. Additionally, Treasurer McDuffie proposed an Irish theme event. However, Mr. Perkins stated that type of event had not been well attended in the past due to the weather in March. Chairman Campbell recommended that the Board keep the current First Friday schedule which would start in April through September.

XII. BOARD COMMENTS

Chairman Campbell discussed the upcoming Christmas tree event at Shamrock Park on November 27, 2022. Mr. Perkins asked the Board to discuss potential theme ideas for the DDA's Christmas tree. Board Member She suggested a downtown business theme to highlight the downtown business district. Board Members concurred with that idea.

Chairman Campbell asked for an update on the playground at Shamrock Park. Mr. Perkins stated that the playground construction was progressing and he expected that the playground would be open by the Christmas Market event.

Chairman Campbell stated that the DDA now had a credit card to make purchases.

XIII. EXECUTIVE SESSION

XIV. ADJOURNMENT

A motion was made to adjourn.

Motion made by Treasurer McDuffie, Seconded by Board Member Kaufman.
Voting Yea: Chairman Campbell, Vice-Chairman Mount, Board Member She.

The meeting adjourned at 9:53 am.

By: _____
Billy Campbell, Chairman

Attest: _____
Ciara Willis, Secretary



DDA ITEM AGENDA REQUEST FORM

Meeting Date: 12/12/2022

Staff Contact: Phillip Trocquet

Agenda Section: Old Business

Department:

Staff Report:

Item Description:

Background/History:

Transfer of ownership of parcel number 0738107 from the Town of Tyrone to the Downtown Development Authority of Tyrone. The Town Council voted to make an offer to purchase the property located at 935 Senoia Road, formerly Fayette County Fire Station 3 (parcel # 0738107), from Fayette County for \$5,000 on September 20, 2018. That offer was subsequently accepted by the County and the Town took ownership on January 11, 2019.

Since that time, there has been much discussion among staff, elected officials, citizens, and others about how the property should be used. The overwhelming consensus has been that the property should be revitalized and transformed into something that attracts more people to our downtown. The property was also identified in the recent Town's Livable Centers Initiative (LCI) study as a catalyst site for economic development.

Town Council voted on October 20th to transfer ownership to the DDA.

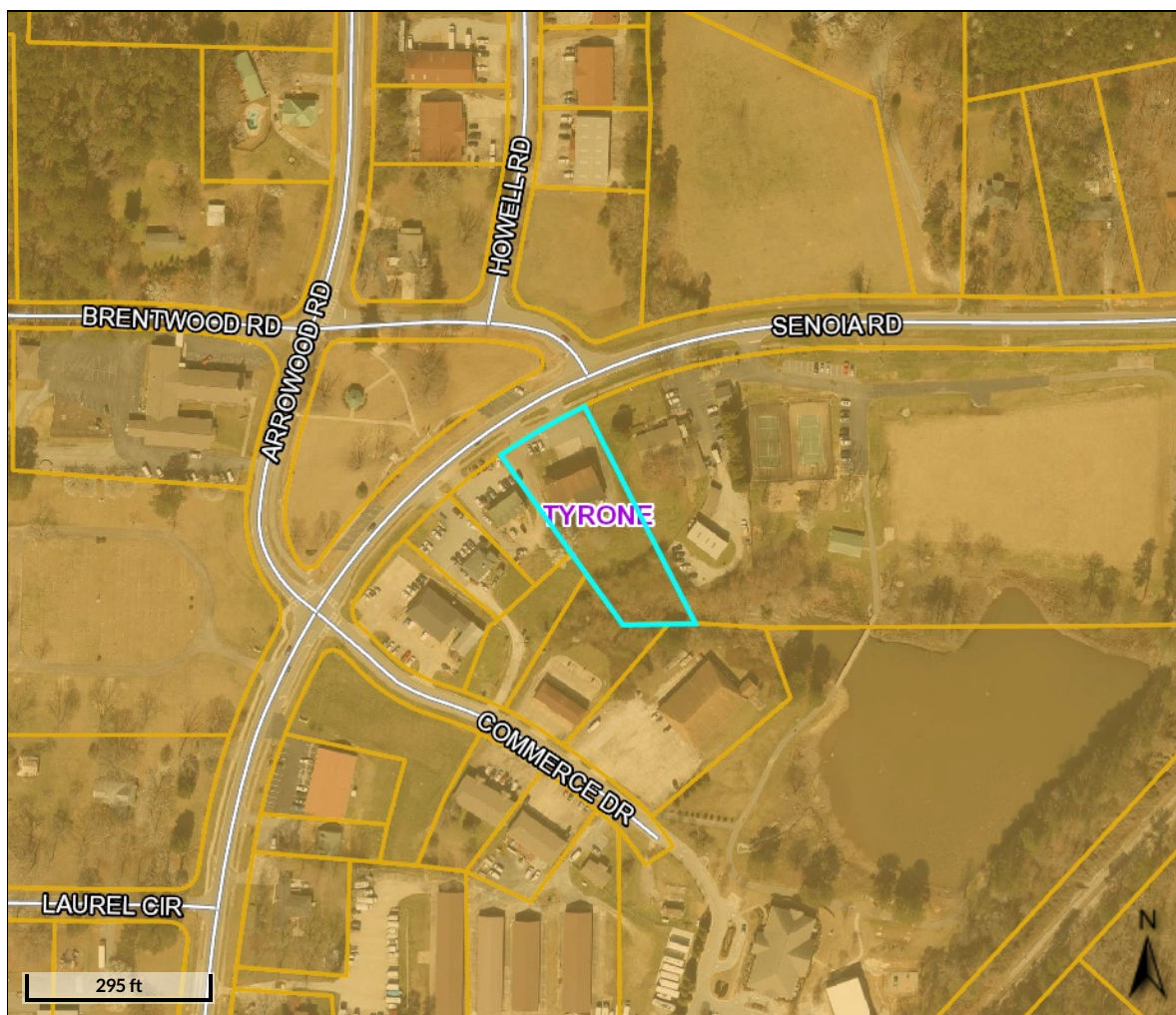
Findings/Current Activity:

Staff has been working on the establishment of a sewer and multi-use trail access easement in order to officially have the DDA accept this property and the Town retain sewer liability and maintenance. The multi-use trail plan also calls for a portion to traverse this property.

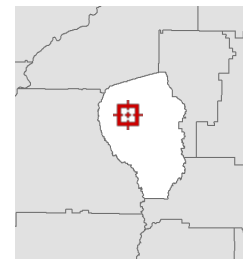
Is this a budgeted item? ____ **If so, include budget line number:** _____

Actions/Options/Recommendations:

In order to best utilize this property as such, staff believes ownership should be transferred to the Downtown Development Authority (DDA) so that it can apply all of the economic resources at its disposal to ensure a successful outcome.



Overview



Legend

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

Parcel ID	0738 107	Alternate ID	n/a	Owner Address	TOWN OF TYRONE
Sec/Twp/Rng	10-110-	Class	E1		881 SENOIA ROAD
Property Address	HIGHWAY 74 N	Acreage	1.1		UNION CITY, GA 30291
District	03				
Brief Tax Description	FIRE STATION #3				

(Note: Not to be used on legal documents)

Date created: 9/12/2022

Last Data Uploaded: 9/12/2022 6:10:04 AM

Developed by  Schneider
GEOSPATIAL

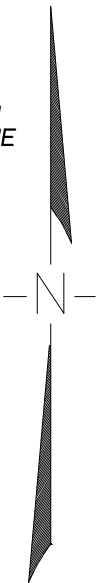
OLD STATE ROUTE NO 74
AKA
SENOIA ROAD
(APPARENT 80' R/W)

S49°30'03"W
368.89' TO A MAGNAIL AT THE
APPROXIMATE CENTERLINE
INTERSECTION OF SENOIA ROAD
AND COMMERCE DRIVE

N59°59'33"E LC=149.84'
A=150.00' R=937.35'

EASEMENT EXHIBIT

GRID NORTH
GA WEST ZONE



N/F
THE TOWN OF TYRONE
DEED BOOK 4833,
PAGES 702-702

N/F
TOWN OF TYRONE
PER TAX RECORDS

N/F
SHE PROPERTIES 1 LLC
DEED BOOK 4675
PAGES 31-32

LINE	BEARING	DISTANCE
L1	N63°43'06"E	116.90'
L2	S25°58'35"E	50.00'
L3	S63°43'06"W	109.28'
L4	N34°39'05"W	50.54'

S34°39'05"E 215.91'
N34°39'05"W 323.62'

S 525°58'35"E

S

SSMH
B2

C/O

SSMH
B1

N/F
SEARRA & BJ2 CORP.
DEED BOOK 5501,
PAGES 558-559

APPROXIMATE LOCATION OF
EASEMENT PER DB 5040, PGS 297-299
(SEE EASEMENTS NOTE)

N/F
CHARLES R. BROWN AND
LINDA Y. BROWN
DEED BOOK 605,
PAGE 650

N89°57'51"W
112.00'

EASEMENT EXHIBIT
NOT A BOUNDARY SURVEY
ALL BOUNDARY DATA TAKEN FROM
REFERENCED DOCUMENTS

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.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. NO CERTIFICATION OR LIABILITY IS EXTENDED TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

GRAPHIC SCALE 1"=40'



PREPARED FOR:

TOWN OF TYRONE

LAND LOT: 139	DISTRICT: 7TH	FAYETTE COUNTY, GA TOWN OF TYRONE	DATE: 12/01/2022	JOB NO: 2002003
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**W.D. Gray and
Associates, Inc.**

land surveyors - planners
160 GREENCASTLE SUITE B TYRONE, GA 30290
LSF000701 PH. 770-486-7552 FAX 770-486-0496

All that tract or parcel of land lying and being in Land Lot 139 of the 7th District of Fayette County, Georgia, lying within the Town of Tyrone and being more particularly described as follows:
Beginning at a magnail at the approximate centerline intersection of Old State Route No. 74 (A.K.A. Senoia Road) and Commerce Drive; Thence North 49°30'03" East a distance of 368.89 feet to a point on the Southerly Right-Of-Way of Senoia Road (apparent 80' Right-Of-Way); Thence leaving said Right-Of-Way South 34° 39' 05" East a distance of 215.91 feet to a point and the TRUE POINT OF BEGINNING; Thence North 63°43'06" East a distance of 116.90 feet to a point; Thence South 25°58'35" East a distance of 50.00 feet to a point; Thence South 63°43'06" West a distance of 109.28 feet to a point; Thence North 34°39'05" West a distance of 50.54 feet to a point and the TRUE POINT OF BEGINNING; said tract containing 5,654.5 square feet more or less and being a "Sewer and Multi-Use Access Easement" shown on an Easement Exhibit by W.D. Gray and Associates, Inc. for the Town of Tyrone dated 12/01/2022.



Doc ID: 010564170003 Type: QCD
 Recorded: 01/25/2019 at 02:25:00 PM
 Fee Amt: \$14.00 Page 1 of 3
 Transfer Tax: \$0.00
 Fayette, Ga. Clerk Superior Court
 Sheila Studdard Clerk of Court

BK 4833 PG 702-704

Return Recorded Document to:
McNally, Fox, Grant & Davenport, P.C.
100 Habersham Drive
Fayetteville, Georgia 30214

STATE OF GEORGIA
COUNTY OF FAYETTE

TAX PARCEL ID
0738 107

QUIT CLAIM DEED

THIS INDENTURE, made this 11 day of January 2019, between THE COUNTY OF FAYETTE, a political subdivision of the state of Georgia, as party of the first part, hereinafter called GRANTOR, and THE TOWN OF TYRONE, a political subdivision of the state of Georgia, as party 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 **TEN AND 00/100 (\$10.00) DOLLARS** and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, alienated, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey, confirm and hereby QUIT CLAIM unto the said GRANTEE all right, title, interest, claim, or demand which the said Grantor has or may have had in and to the following:

ALL that tract or parcel of land lying and being in Land Lot 39 of the seventh district of Fayette County, Georgia as being more particularly described in Exhibit "A" attached hereto and hereby incorporated herein.

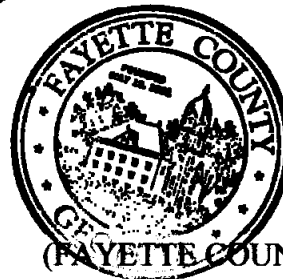
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee.

SAID CONVEYANCE IS MADE in accordance with and pursuant to the terms and provisions agreed to by majority vote of the Board of Commissioners for Fayette County Georgia at its October 25, 2018 meeting.

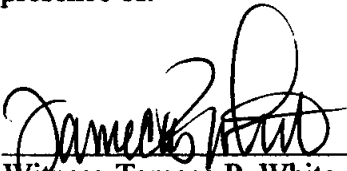
IN WITNESS, WHEREOF, the GRANTOR has signed and sealed this Deed of Quit Claim, the day and year first above written.

FAYETTE COUNTY
BOARD OF COMMISSIONERS

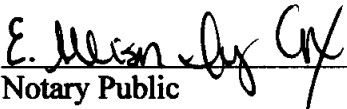
By: 
Randy Ognio, Chairman



Signed, sealed, and delivered in the presence of:



Witness-Tameca P. White, Clerk


Notary Public

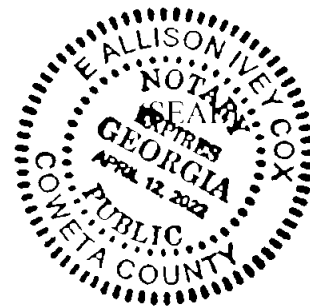


Exhibit "A"
Legal Description
FIRE STATION #3

All that tract or parcel of land lying and being in Land Lot 139 of the Seventh District of Fayette County, Georgia and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING commence at a point located on the southerly right-of-way of Old State Route 74, also known as Senoia Road, said point being the northwest corner of property now or formerly owned by Steve and Patricia C. Evans as described in a deed from W. F. Farr to Steve and Patricia C. Evans dated April 28, 1967 and recorded in Deed Book 65, Page 306 and being shown on a plat recorded in Plat Book 4, Page 9; thence running in a easterly direction along said southerly right-of-way of Old State Route 74, also known as Senoia Road, and following the curvature thereof a distance of 745.44 feet to the TRUE POINT OF BEGINNING;

thence continuing along said right-of-way of Old State Route 74, also known as Senoia Road, and along the arc of a curve to the right 150 feet to a point; said arc being subtended by a chord having a bearing of north 58° 57' 30" east and a length of 149.84 feet;

thence running south 27° 00' 44" east a distance of 379. 57 feet to a point;

thence running south 89° 00' 00" west a distance of 112 feet to a point;

thence running north 35° 41' 14"¹¹ west a distance of 323.62 feet to the TRUE POINT OF BEGINNING;

said property containing one acre according to a plat of survey prepared for The Town of Tyrone by J. R. Woods Surveyors and Planners, Inc. dated December 7, 1976 and revised December 20, 1976.



Summary

Parcel Number 0738 107
Location Address HIGHWAY 74 N
Legal Description FIRE STATION #3
Property Class E1 - Exempt - Public Property
Neighborhood 03
Tax District 03
Zoning C C2
Acres 1.1
Homestead N
Exemptions

[View Map](#)



Owner

[TOWN OF TYRONE](#)
 881 SENOIA ROAD
 UNION CITY GA 30291

Assessment

	2022 Working	2021 Certified	2020 Certified	2019 Certified	2018 Certified
LUC	660	660	660	660	660
Class	E1	E1	E1	E1	E1
+ Land Value	\$479,160	\$479,160	\$479,160	\$479,160	\$33,000
+ Building Value	\$362,300	\$354,300	\$354,300	\$354,100	\$540,119
= Total Value	\$841,460	\$833,460	\$833,460	\$833,260	\$573,119
Assessed Value	\$0	\$0	\$0	\$0	\$0

Land

Description	Land Type	Land Code	Square Feet	Acres	Price
COMMERCIAL	S	C	47,916	1.1000	\$479,160

Total Acres:
 1.1000

Total Land-Value:
 \$479,160

Commercial Improvement Information

Card 1
Building No 1
Structure PLCE/FIRE ST

Units 0
Year Built 1995
Total Sq Footage 5387

Interior/Exterior Information

Card 1

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	Base RCN	Feat RCN	RCN	% Good	% Comp	RCNLD
1	01	01	01	15	322	Fire Station (Staff)	D	1995	0	3943	268	10	543,780	0	543,780	42	0	\$228,390
3	01	02	02	15	322	Fire Station (Staff)	C	1995	0	1444	152	10	236,040	0	236,040	54	0	\$127,460

Accessory Information

Card 1

Description	Year Built	Area	Grade	Value
PAVE CONC	1995	1,955		\$6,440

Sales

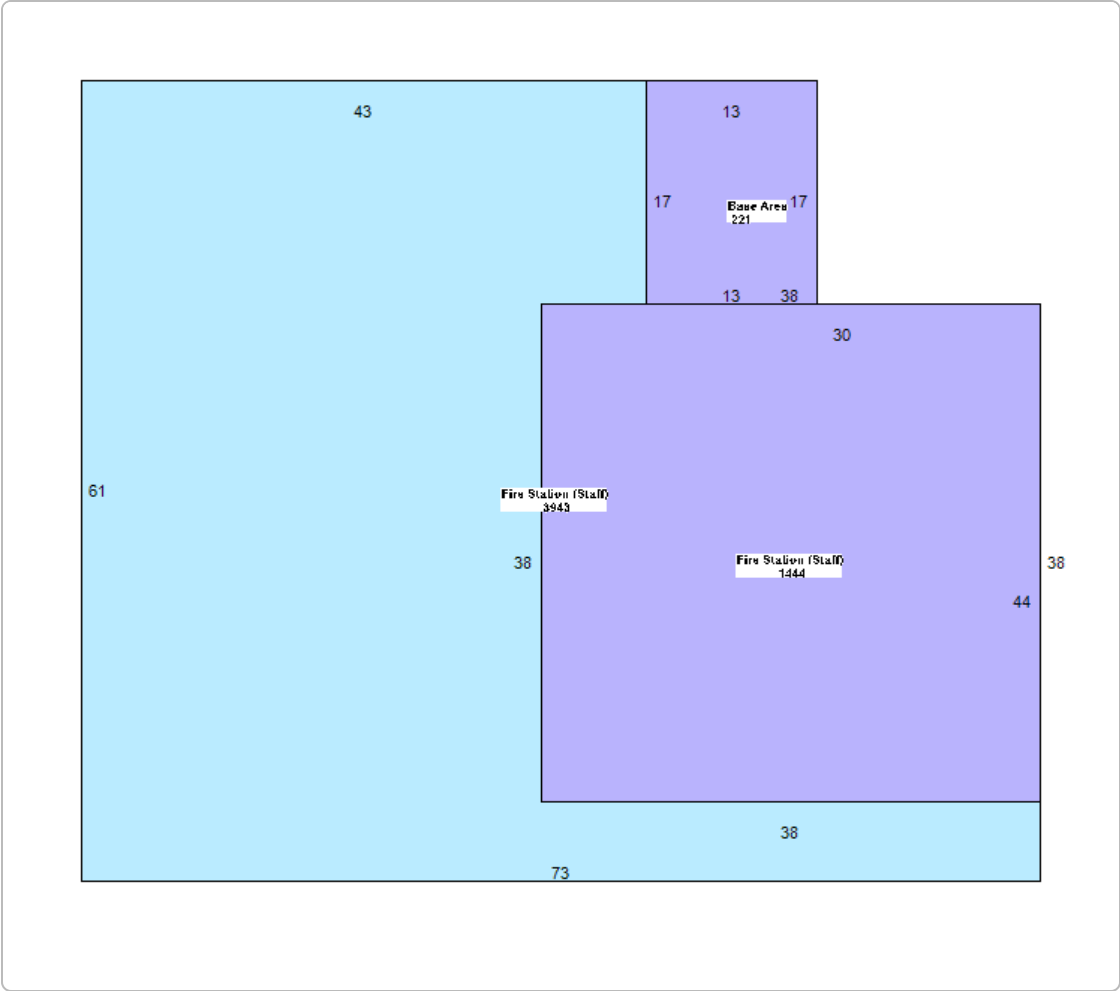
Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sales Validity	Owner	Previous Owner	Instrument Number	Recording
1/11/2019	\$5,000		4833	0702	PART OR OTHER INTEREST	TOWN OF TYRONE	THE COUNTY OF FAYETTE		4833 0702

Sale Type: LAND & BUILDING

Photos



Sketches



No data available for the following modules: Assessment Notices, Residential Improvement Information, Additions, Other Features.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)
[Last Data Upload: 9/12/2022, 6:10:04 AM](#)



STATE OF GEORGIA

TOWN OF TYRONE

RESOLUTION NO.

2022-__

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DOWNTOWN DEVELOPMENT AUTHORITY OF TYRONE, GEORGIA; TO PROMOTE THE REVITALIZATION AND REDEVELOPMENT OF THE CENTRAL BUSINESS DISTRICT OF TYRONE; TO ACCEPT PROPERTY KNOWN AS THE FIRE STATION ON SENOIA ROAD HAVING TAX PARCEL ID 0738 107 FROM THE TOWN OF TYRONE TO ENCOURAGE THE REVITALIZATION AND REDEVELOPMENT OF THE CENTRAL BUSINESS DISTRICT OF TYRONE; AND TO PROMOTE THE PUBLIC HEALTH, SAFETY, AND WELFARE; AND FOR OTHER PURPOSES.

W I T N E S S E T H:

WHEREAS, the Board of Directors of the Downtown Development Authority of Tyrone, hereinafter referred to as the “Authority”, is the duly appointed governing body for the Authority; and

WHEREAS, the Town of Tyrone, hereinafter referred to as the “Town”, created and empowered the Downtown Development Authority of Tyrone for the purpose of revitalization and redevelopment of the central business district of the Town of Tyrone;

WHEREAS, in furtherance of this purposes, the Town has made the decision to transfer a certain parcel of property known as the Fire Station on Senoia Road having tax parcel id 0738 107 from the Town to the Authority for use by the Authority as it deems necessary for the promotion

of the revitalization and redevelopment of the central business district of the Town.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the
Downtown Development Authority of Tyrone that the Authority hereby accepts the property
known as the Fire Station on Senoia Road having tax parcel id 0738 107 from the Town of
Tyrone.

SO RESOLVED, this _____ day of _____, 2022.

**THE DOWNTOWN DEVELOPMENT
AUTHORITY OF TYRONE**

By: _____
Billy Campbell, Chairman

ATTEST:

(AUTHORITY SEAL)

Ciara Willis, Secretary

Approved as to form:

Authority Attorney