



TOWN COUNCIL MEETING **January 05, 2023 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

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. Approval of the December 15, 2022 meeting minutes.
2. Consideration to adopt a resolution reappointing members to posts 1,3, & 4 of the Town of Tyrone, Georgia Planning Commission.

VII. PRESENTATIONS

3. Public Works Maintenance Team - 2022 Review. **Mitch Bowman, Maintenance Supervisor**

VIII. PUBLIC HEARINGS

4. Consideration to approve a retail alcohol consumption license to Royce Turner for Social Life Lounge & Bar located at 22 Carriage Oaks Drive. **Dee Baker, Town Clerk**
5. Consideration of a petition from Foster Holdings, LLC for the rezoning of parcel 073611002 at property address 160 Greencastle Road from Office Institutional (O-1) to Downtown Commercial (C-1). **Phillip Trocquet, Community Development**

6. Consideration of a rezoning petition from applicant Ivo Jansink for the rezoning of parcel 0728 066 at property address 555 Dogwood Trail from R-20 to C-1 (Downtown Commercial). **Phillip Trocquet, Community Development**

IX. OLD BUSINESS

X. NEW BUSINESS

7. Consideration to adopt Resolution No. 2023-01 establishing the date for the Town General Election and establishing the qualifying fees for candidates. **Dee Baker, Town Clerk**

8. Consideration to approve a sewer rate increase commensurate with the increase that Fulton County recently adopted. - **Brandon Perkins, Town Manager**

9. Consideration to approve a transmittal resolution to the Georgia Department of Community Affairs to review the 2022-2027 Fayette County Fire Impact Report and 2022-2027 Town of Tyrone CIE & STWP. **Phillip Trocquet, Community Development**

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. ADJOURNMENT

XV. EXECUTIVE SESSION

**TYRONE TOWN COUNCIL
MEETING
MINUTES
December 15, 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

Absent:

Dennis Davenport, Attorney

Also present:

Anthony Koranda, Police Officer

April Spradlin, Court Clerk

Cody Kelley, Maintenance Tech I

Lynda Owens, Recreation Manager

Mitch Bowman, Public Works Supervisor

Patrick Stough, Attorney

Patty Newland, Library Supervisor

Phillip Trocquet, Assistant Town Manager / Town Planner

Randy Mundy, Police Chief

Sandy Beach, Finance Manager

Scott Langford, Town Engineer / Public Works Director

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

- IV. PUBLIC COMMENTS:** *The first public comment period is reserved for non-agenda items. Comments are limited to three (3) minutes. Please state your name & address. Comments that require a response may not be answered during this time. The Council or staff may respond at a later date.*

V. APPROVAL OF AGENDA

A motion was made to approve the agenda.

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

Voting Yea: Council Member Howard, Council Member Hill.

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

1. Approval of the December 1, 2022, meeting minutes.
2. Reappointment of McNally, Fox, Grant, and Davenport, P.C. as the Town's Legal Counsel.
3. Reappointment of Mallett Consulting as the Town's Engineering Consultant.
4. Reappointment of Fayette County News as the Town of Tyrone's Legal Organ.
5. Reappointment of Alisha Thompson as the Town of Tyrone's Municipal Court Judge.
6. Reappointment of Amy Godfrey to serve as the Town of Tyrone's Solicitor for the Municipal Court.
7. Reappointment of John Cunningham to serve as the Town of Tyrone's Judge Pro Tem.
8. Approval to hire Vikki Thompson as a member of the library staff.
9. Approval for the Christ Church public event- Carols, Candles, and Cocoa at Shamrock Park on December 18th from 6:00 pm to 7:00 pm.

A motion was made to approve the consent agenda.

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

VII. PRESENTATIONS

VIII. PUBLIC HEARINGS

10. Consideration of a text amendment to section 113-191 of Article V of the Zoning Ordinance regarding the Quality Growth Development District Special Requirements. **(To be tabled)**

Mr. Trocquet informed everyone that public hearing items numbers 10, 11, and 12 needed to be tabled. He stated that the Planning Commission and legal counsel made a few revisions. He added that they would be heard at the Planning Commission on February 9th. He stated that Mayor and Council had all information to review and to contact him with any questions. He requested that the items be tabled to the February 16, 2023 meeting for Council.

A motion was made to table the consideration of a text amendment to section 113-191 of Article V of the Zoning Ordinance regarding the Quality Growth Development District Special Requirements to February 16, 2023.

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

11. Consideration of a text amendment to section 113 of Article V of the Zoning Ordinance regarding district regulations to create a Business Technology Park (BTP) zoning classification. **(To be tabled)**

A motion was made to table the consideration of a text amendment to section 113 of Article V of the Zoning Ordinance regarding district regulations to create a Business Technology Park (BTP) zoning classification to February 16, 2023.

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

12. Consideration of a text amendment to section 113-128 of Article V of the Zoning Ordinance regarding the Downtown Commercial (C-1) zoning district. **(To be tabled)**

A motion was made to table the consideration of a text amendment to section 113-128 of Article V of the Zoning Ordinance regarding the Downtown Commercial (C-1) zoning district to February 16, 2023.

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

IX. OLD BUSINESS

13. Consideration to award the 2022 Dorthea Redwine Park Phase One project to Headley Construction Corp. for the Base Bid and Bid Alternate 2 (landscaping) for a total of \$600,826.35. **Brandon Perkins, Town Manager**

Mr. Perkins stated that the initial 2017 Redwine Park plan for multiple improvements from the 2017 SPLOST list was budgeted for \$350,000. Staff realized pretty quickly that \$350,000 would not go very far today. Staff agreed to take the phased approach moving forward with phase one being the pickleball courts. He added that staff worked with Engineering Firm, Keck and Wood on the plans. Headly Construction was the only company to bid on the project on November 29th. Their base bid was \$590,771.99 along with Bid Alternate 1 which included a shelter for \$50,463.18 and Bid Alternate 2 which included landscaping for \$10,054.36. He shared that the funding for the project would come from the 2017 SPLOST. He stated that after discussions with individual Council Members and staff, the recommendation was to move forward with Headly Construction's bid. A SPLOST analysis revealed that there were additional SPLOST funds for the project.

Mr. Perkins recommended that the phase one bid be awarded along with bid alternate two which included landscaping, totaling \$600,826.35. He explained that regarding the shelter, due to the central location near the pickleball courts, Headly Construction would set the footings for the future placement of the shelter for \$8,500. This would bring the total for phase one to \$609,326.35.

Council Member Campbell asked for a complete breakdown of phases one, two, and three. Mr. Perkins stated that from memory, phase two would include parking

improvements, overall landscape improvements, and later would include playground improvements and the walking area to be improved also. Mr. Perkins clarified that phase one would include eight pickleball courts, fencing, and adjusting the current lights along with all stormwater requirements.

Mayor Dial asked how much would be saved by adding the footings for the shelter. Mr. Perkins stated that it was difficult to answer, however it would be easier to ask a future contractor to add the shelter without the need to cut concrete that was already laid. The bid was for a \$50,000 shelter. He would gain more clarity after speaking to the contractor regarding if the footings would be shelter specific.

Council Member Hill asked if there was currently a shelter in place. Mr. Perkins stated that there was a pavilion on the opposite end and that Council Member Howard suggested leaving the bleachers in place that had covers. The plan called for that area to be demolished. The goal was to give the players shelter from the sun. Council Member Campbell clarified that by placing the footings now it would be less disruptive and there would be no need to shut down the courts.

Mr. Perkins stated that Headly Construction recently created a pickleball/tennis facility for Auburn and pickleball courts for Newnan.

A motion was made to award the 2022 Dorothea Redwine Park Phase One project to Headley Construction Corporation for a total of \$609,326.35.

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

X. NEW BUSINESS

14. Consideration to appoint Taylor & Strickland Law Firm as the Indigent Defense Attorneys for Tyrone Municipal Court January 1, 2023 - December 31, 2023.
April Spradlin, Court Clerk

Ms. Spradlin stated that the Town required a review of the contract and signature of such by the Mayor or designated agent. The contract renewal had no changes in service, however, there was a \$25.00 increase per case. The cost would now be \$390 beginning January 1, 2023, and the agreement was through December 31, 2023.

A motion was made to appoint Taylor and Strickland Law Firm as the Indigent Defense Attorneys for the Tyrone Municipal Court from January 1, 2023 – December 31, 2023.

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

Council Member Campbell amended the motion to also include the approval of the contract; Council Member Hill amended her second.
Voting Yea: Council Member Howard, Council Member Furr

15. Consideration to approve a John Deere contract for an ATV under state contract for \$28,749.15. **Mitch Bowman, Public Works Maintenance Supervisor**

Mr. Bowman stated that in 2018 the ATV used by the Public Works Department was stolen and was never replaced. He added that the vehicle would be used for multiple functions including but not limited to, Special Events, Sign cleaning and replacing, Cart Path/Sidewalk maintenance, Dog Waste, and Park trash removal among other areas. He added that the vehicle could be shared among departments if needed.

A motion was made to replace the stolen Toro ATV with a John Deere Gator in the amount not exceeding \$28,750.00.

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

Chief Mundy stated that he was coming to Council on short notice due to the urgency to purchase a replacement vehicle that Major Brock had acquired.

Chief Mundy informed Council that on July 1, 2022, Police Vehicle 1902, a 2019 Ford Explorer was involved in an automobile accident that resulted in the vehicle being declared a total loss by our insurance provider. We received an insurance check in the amount of \$26,542.25. Major Brock has located a 2022 Ford Explorer replacement vehicle which is currently available at Wade Ford in Smyrna, GA for a cost of \$34,504.34. The cost to equip the vehicle with all necessary emergency equipment at 144th Marketing Group is \$9,735.00. Total cost \$44,239.34 - \$26,542.25 (Insurance check) = \$17,697.09.

The urgency of the request is due to the prolonged wait times we have experienced over the past two years when ordering vehicles. This vehicle is currently available and will be held for us if the order is made now. No guarantee can be made that it will still be available if we wait to order after the first Council meeting in January. Ms. Beach shared that the vehicle was not budgeted for due to the timing of the accident but that it would be funded through the General Fund.

A motion was made to purchase the 2022 Ford Explorer replacement vehicle for a total cost of \$44,239.34 minus the insurance check for \$26,542.25 for a balance due of \$17,697.09.

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

Mr. Perkins thanked Council for the luncheon and gift on behalf of the staff.

Ms. Newland introduced Ms. Vickie Thompson the new Library Assistant.

XIII. COUNCIL COMMENTS

Council Member Hill thanked Ms. Lynda Owens for her hard work to ensure the staff luncheon was special.

Boy Scout, Michael Sealy from Troop #79 in Tyrone was in attendance for his badge.

XIV. EXECUTIVE SESSION

A motion was made to move into Executive Session to review the minutes from December 1, 2022, and for one (1) item of threatened litigation.

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

A motion was made to reconvene.

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

A motion was made to approve the Executive Session minutes from December 1, 2022.

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

Voting Yea: Council Member Campbell, Council Member Furr.

A motion was made to sign a release of all property damage claims to Ready Mix USA which contains an amount of \$1,522.71.

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

Voting Yea: Council Member Furr, Council Member Hill.

XV. ADJOURNMENT

A motion was made to adjourn.

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

The meeting adjourned at 7:35 pm.

By: _____
Eric Dial, Mayor

Attest: _____
Dee Baker, Town Clerk



COUNCIL ITEM AGENDA REQUEST FORM

Department: Community Development

Meeting Date: 12/05/2022

Staff Contact: Phillip Trocquet

Agenda Section: Consent

Staff Report:

Item Description:

Background/History:

Planning Commission posts 1, 3, and 4 are set to expire this year. These posts serve for 2-year terms.

Findings/Current Activity:

Both Mayor Dial and Staff have recommended the following reappointments to the Town of Tyrone Planning Commission

Post 1: David Nebergall – Recommended for reappointment

Post 3: Jeff Duncan – Recommended for reappointment

Post 4: Scott Bousquet – Recommended for reappointment

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

Actions/Options/Recommendations:

Staff recommends approving the above reappointments

RESOLUTION

BE IT RESOLVED, that the Mayor and Council of the Town of Tyrone, Georgia do hereby adopt the attached appointed board members for posts 1, 3, and 4 of the Tyrone Planning Commission beginning January 1st, 2023

SO RESOLVED, this 5th Day of January, 2023

Eric Dial, Mayor

Attest:

Dee Baker, Town Clerk



COUNCIL AGENDA ITEM COVER SHEET
Meeting Type: Council - Regular
Meeting Date: January 5, 2023
Agenda Item Type: Presentation
Staff Contact: Mitch Bowman, Public Works

STAFF REPORT

AGENDA ITEM:

Presentation of Year in Review for the Public Works Maintenance Team.

BACKGROUND:

N/A

FUNDING:

N/A

STAFF RECOMMENDATION:

N/A

ATTACHMENTS:

Spread Sheet

PREVIOUS DISCUSSIONS:

N/A

2022 Year in Review - Public Works Maintenance Team

Activity / Duties	January	February	March	April	May	June	July	August	September	October	November	December	Total Hours	2021	Changes +/-
Locates	13	16	14	10	19	12	17	19	14	11	4	7	156		156
Clearing	18	41	32	69	82	95	58	54	72	35	34	11	601	316	285
Signs	2	5	12	4	21	7	6	1	4	7	12	4	85	82	3
Janitorial	61	51	48	50	42	51	42	47	47	47	42	39	567	932	-365
Parks Duties/Special Events	26	27	31	20	32	39	28	60	39	75	77	14	468	317	151
Roads	27	23	35	14	8	7	12	16	19	10	12	48	231	149	82
Drainage	25	16	22	29	13	18	11	45	22	9	20	37	267	240	27
Roadkill	6	6	6	1	4	10	3	5	6	16	15	9	87	98	-11
Sidewalks	0	1	4	0	0	0	6	0	0	3	0	0	14		14
Building and Equipment Maintenance/Admin	35	31	0	37	24	22	27	40	14	40	7	24	301		301

Dog Waste Bags	70	63	85	90	83	98	77	70	84	77	49	21	867
Bags of Trash/Aabby/TPW	41	51	40	40	41	24	26	40	56	34	24	12	429

Roadkill														Animal	2022	2021
	8 deer	9 deer	7 deer	1 dog	3 deer	3 deer	1 deer	3 deer	9 deer	11 deer	12 deer	7 deer		Deer	73	69
		1 rabbit	1 possum	2 armadillo	1 cat	6 armadillo	2 armadillo	2 coyotes	1 armadillo	1 armadillo	3 raccoons	3 racoons		Armadillos	14	20
					1 dog	1 possum	1 rabbit		1 cat		1 possum	1 armadillo		Foxes	2	2
						1 armadillo	1 bobcat				1 rabbit	1 fox		Bobcat	1	0
						1 fox								Rabbit	2	0
														Cat	2	1
														Dog	2	2
														Coyote	2	4
														Possum	3	15
														Raccoon	6	0
														Totals	107	113



COUNCIL ITEM AGENDA REQUEST FORM

Department: Administration

Meeting Date: January 5, 2022

Staff Contact: Dee Baker, Town Clerk

Agenda Section: Public Hearing

Staff Report:

Item Description: Consideration to approve a retail alcohol consumption license to Mr. Royce Turner for Social Life Lounge & Bar located at 22 Carriage Oaks Drive.

Background/History:

Mr. and Mrs. Turner applied for a retail consumption license to sell beer, wine and distilled spirits at their establishment Social Life Lounge & Bar located at 22 Carriage Oaks Drive.

Legal Counsel has reviewed the application, the public hearing was advertised and signage was placed according to the ordinance.

Findings/Current Activity:

If approved, Mr. Turner will then apply for a State License, once that is issued they can commence sales at that location.

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

Actions/Options/Recommendations:

Staff recommends approval of the retail consumption of beer, wine, and distilled spirits to Social Life Lounge & Bar, located at 22 Carriage Oaks Drive.



PLANNING DATE 12/08/2022
COUNCIL DATE 01/05/2023

DOCKET/APPLICATION #	APPLICANT	ADDRESS/PARCEL #
RZ-2022-10	Foster Holdings, LLC	Parcel 073611002, 160 Greencastle Rd.

SUMMARY & HISTORY

Foster Holdings, LLC has submitted an application to rezone 160 Greencastle Rd. from Office Institutional (OI) to Downtown Commercial (C-1). The stated intent of this rezoning is to permit a greater variety of uses on the property than are otherwise permitted, namely an exercise studio/gym.

STAFF DETERMINATION

It is staff's determination that the building placement on site would be illegal under C-1 setback standards, particularly along the southern property line where the building would encroach on the 20' C-1 setback. Although C-1 zoning is permitted in the Commercial Gateway character area, Market Hill business park was developed for office-institutional structures and uses; subsequent buildings and sites are designed according to this configuration. Staff cannot recommend approval of the rezoning given the building placement according to C-1 setback standards. Given the applicant's stated reason for the request, a discussion regarding which uses are/are not appropriate within the O-I district may be relevant for future text amendments.

PLANNING COMMISSION RECOMMENDATION

Planning Commission has recommended denial of the proposed rezoning due to the setback conflict the building would have under C-1 zoning. Planning Commission did direct staff to pursue research on a text amendment that would permit exercise studios or similar uses in the O-I district.



EXISTING ZONING	PROPOSED ZONING	EXISTING LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS	PROPERTY ACREAGE
O-I Office Institutional	C-1 Downtown Commercial	Multi-Tenant Office Building	North: OI South: OI East: OI West: R-12	Office Building	1 Acre

COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY

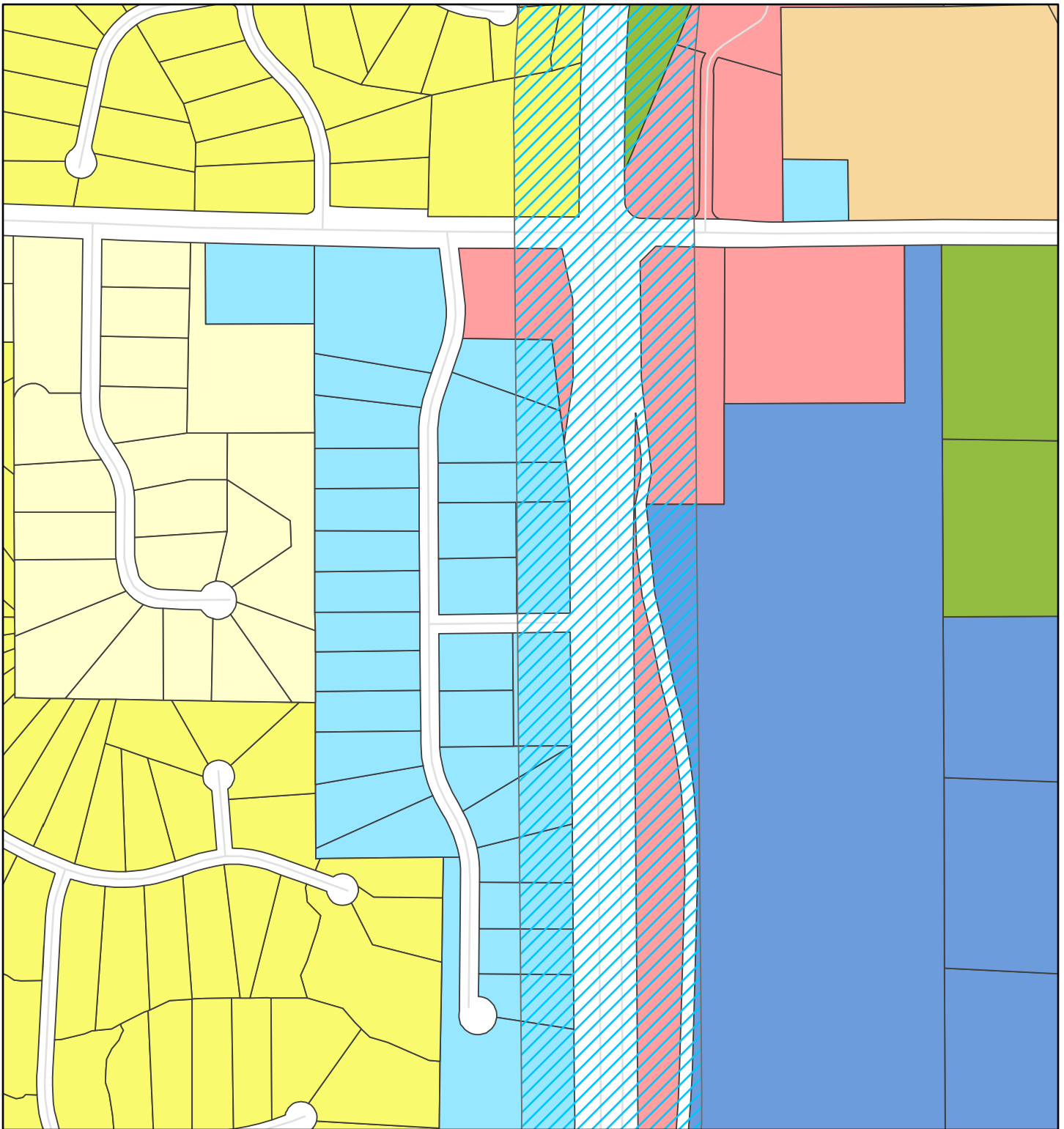
This petition could be interpreted as consistent with the Comp Plan and Future Development map as C-1 is listed as a permitted zoning classification in the Commercial Gateway character area. Local context and surrounding zoning also contributes to the compatibility of this request. All surrounding commercial properties are O-I with many buildings built to O-I development standards, including this property. That being the case many of the buildings and site configurations within the Market Hill business park would be unable to move to C-1 zoning due to the more restrictive setback standards designed to accommodate their higher intensity uses.








ZONING ORDINANCE COMPATABILITY & IMPACT ASSESSMENT

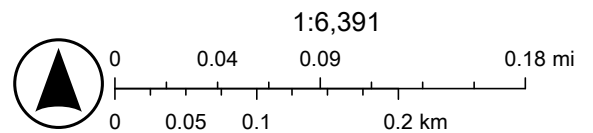
1. **Will Zoning permit suitable uses with surrounding properties?** *C-1 zoning is still considered a lighter intensity commercial district; however, all surrounding properties are zoned O-I per the design of the business park. Use suitability would be inconsistent with the business park's original design and intention, but staff does believe C-1 is suitable for the overall Character Area. The current building placement does not make C-1 a suitable zoning given that it would create an illegal zoning situation.*
2. **Will Zoning adversely affect adjacent properties?** *Given the required 75' buffer along the rear of the property, it is staff's opinion that the residential properties would not be adversely affected. Given that OI setbacks are lower to reflect the lower intensity of uses, it is staff's opinion that if zoned to C-1, the encroachment of the current building on that setback would adversely affect the southern property owner with higher intensity uses located closer than what is otherwise permitted.*
3. **Does the property have reasonable economic use as currently zoned?** *It is staff's determination that the property does have reasonable economic use as currently zoned.*
4. **Would the proposed zoning result in a use which will or could be excessively burdensome on existing infrastructure?** *It is staff's determination that this zoning would not result in an excessive burden on existing infrastructure.*

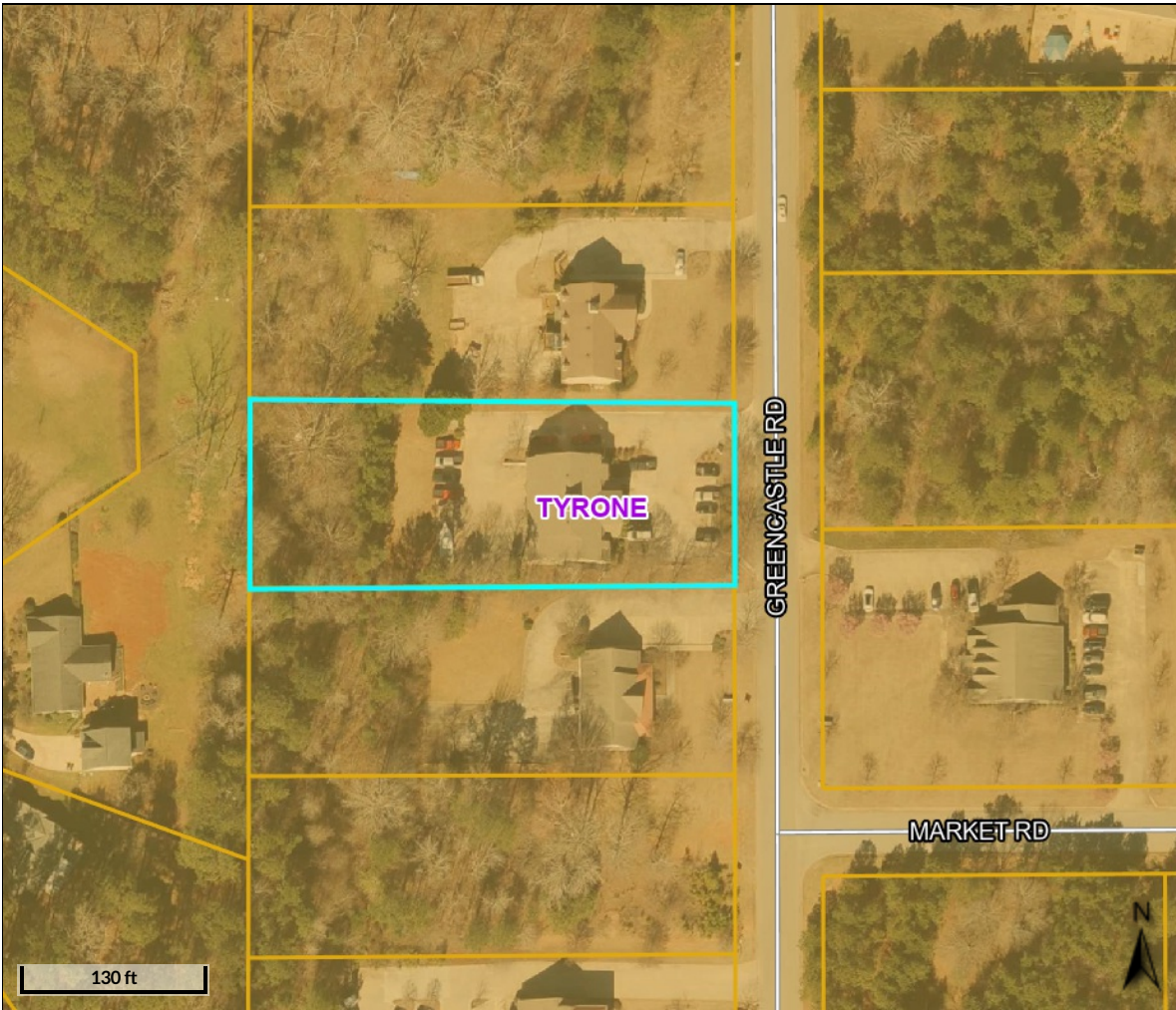
Town of Tyrone Zoning Map

Section VIII, Item 5.

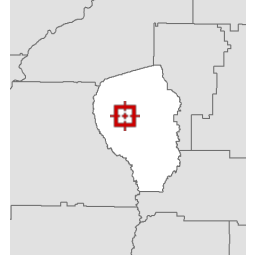


-  Tyrone Online Zoning Map_WFL1 - Highway 74 Overlay District
 Tyrone Online Zoning Map_WFL1 - Roads
 Tyrone Online Zoning Map_WFL1 - Zoning Districts
 A-R
 CR-3
 R-20
 R-18
 R-12
 DR
 C-1
 O-I
 E-I





Overview



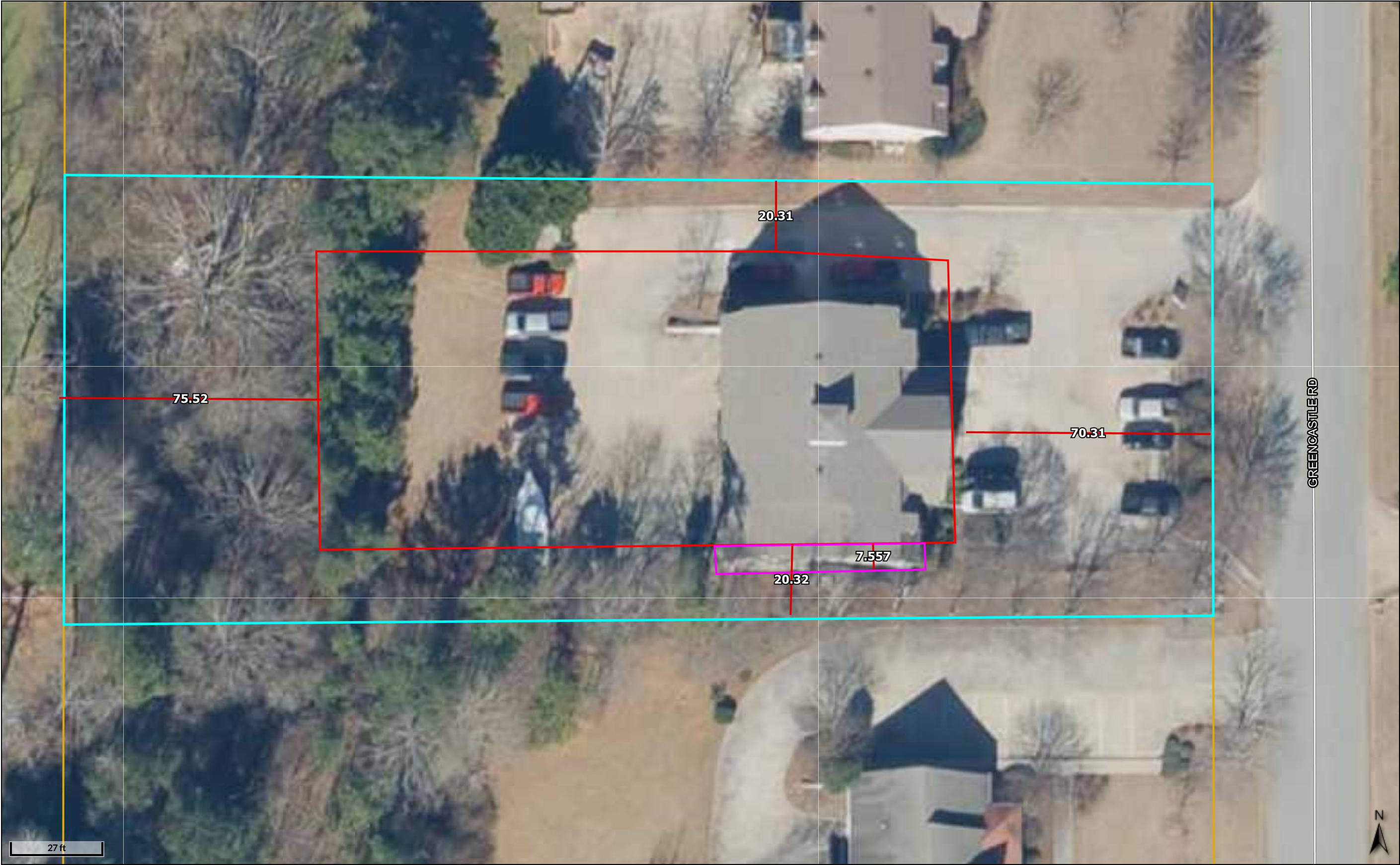
Legend

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

Parcel ID	073611002	Alternate ID	n/a	Owner Address	FOSTER HOLDINGS LLC
Sec/Twp/Rng	37-78-	Class	C3		3055 BLUE ROCK RD
Property Address	160 GREENCASTLE RD	Acreage	n/a		CINCINNATI, OH 45239
District	03				
Brief Tax Description	LOT 6 MARKETHILL OFFICE CENTRE MARKETHILL OFFICE CENTRE				
	(Note: Not to be used on legal documents)				

Date created: 12/7/2022
Last Data Uploaded: 12/7/2022 7:12:18 AM

Developed by  **Schneider**
GEOSPATIAL





PLANNING DATE 12/08/2022
COUNCIL DATE 01/05/2023

P&Z STAFF REPORT

Section VIII, Item 6.

PREPARED BY:

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

DOCKET/APPLICATION #	APPLICANT	ADDRESS/PARCEL #
RZ-2022-09	Ivo Jansink	555 Dogwood Trail

SUMMARY & HISTORY

Applicant Ivo Jansink has applied to rezone Tract 'B' of parcel 0728065 at property address 555 Dogwood Trail from R-20 to C-1. The stated intent of this rezoning is to establish a business on the western half of the previously single tract and a home on the eastern tract, Tract 'A'

STAFF DETERMINATION

It is staff's determination that this petition is consistent with the Town's Comp Plan and future Land Use strategy. Many properties around this one have been zoned C-1 in order to foster a light community commercial concentration at the intersection of Dogwood Trail and SR-74. This rezoning would also eliminate an existing non-conforming condition of the building at the Shops at Glendalough directly to the west. Under the current zoning of R-20, the adjoining C-1 commercial center (Shops at Glendalough) are required to maintain a 75' buffer from their property line. This buffer is currently not in place. With the rezoning of Tract '5', this buffer requirement reduces down to simply a setback requirement of 20' which would be maintained. Staff recommends approval of this petition.

PLANNING COMMISSION RECOMMENDATION

Planning Commission unanimously recommended approval of this petition.



EXISTING ZONING	PROPOSED ZONING	EXISTING LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS	PROPERTY ACREAGE
R-20 2,000 s.f. min. home size	C-1 Downtown Commercial	Vacant	North: C-1 South: C-1 East: R-20 West: C-1 & O-I	N/a	5 Acre(s)

COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY

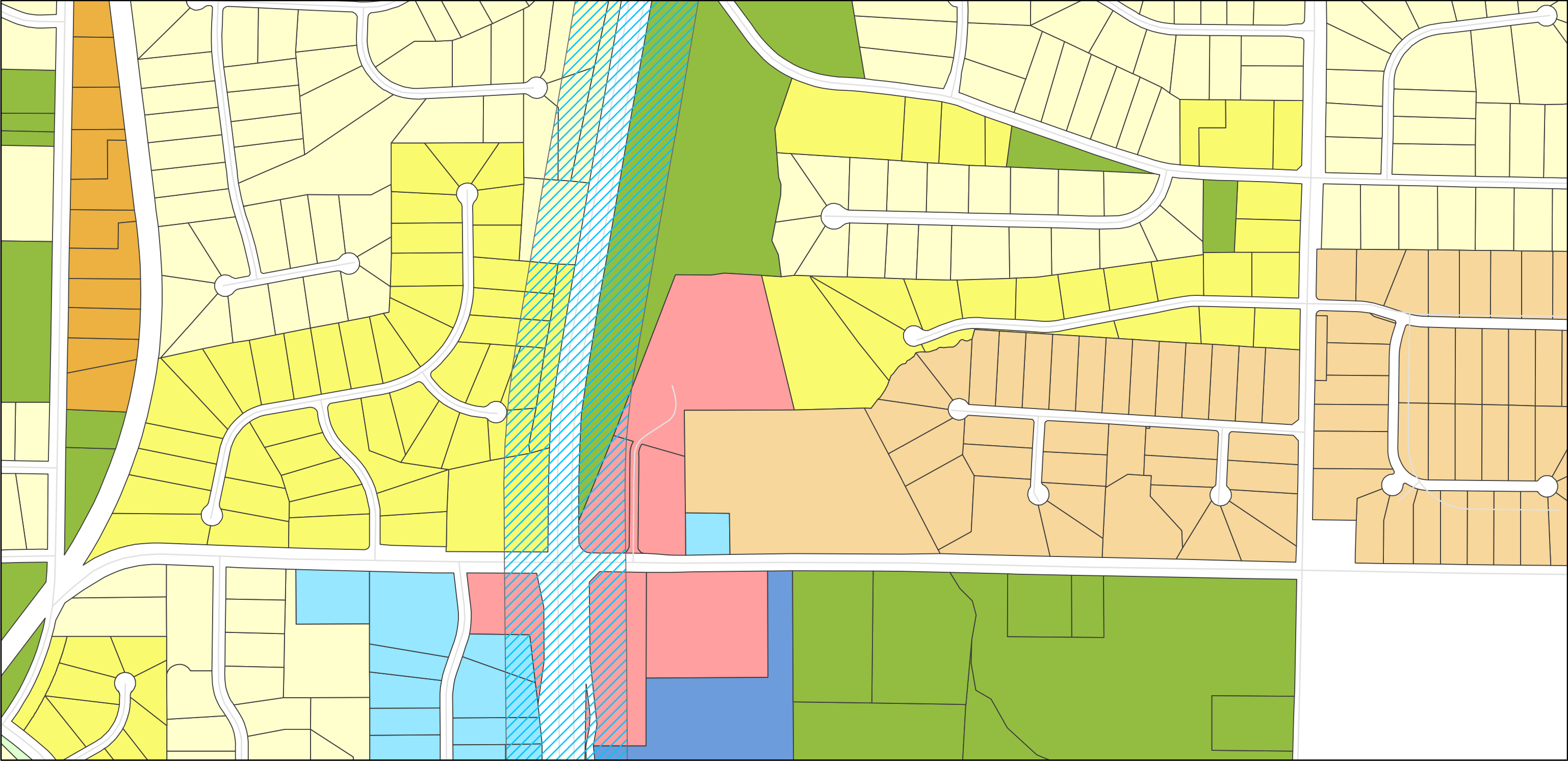
This petition is consistent with the Town's Comp Plan and Future Development Strategy. The property is located in the Community Gateway Character area which encourages commercial development with high quality architectural and landscaping standards. Although this property would incur a 75' buffer on its eastern property line, staff has determined that a significant buildable area would still be maintained on the property. This property would constitute the border between the Community Gateway character area and Estate Residential character area. With the property having been split and with large acreage, this provides an adequate transition between character areas.

ZONING ORDINANCE COMPATABILITY & IMPACT ASSESSMENT

- Will Zoning permit suitable uses with surrounding properties?** C-1 zoning is situated on most sides and would be suitable adjoining these properties.
- Will Zoning adversely affect adjacent properties?** Given that this rezoning would eliminate a non-conforming issue with the western property of the same zoning, it is staff's determination that this would not adversely affect this neighbor. Given the large 75' buffer between this property and the R-20 tract to the east as well as the large land area of both tracts, it is staff's opinion that this zoning will not adversely affect the adjoining R-20 property.
- Does the property have reasonable economic use as currently zoned?** Given the large amount of floodplain on the property and unusual topography, it is staff's opinion that residential zoning for this 5-acre tract would not be economically viable.
- Would the proposed zoning result in a use which will or could be excessively burdensome on existing infrastructure?** It is staff's determination that this zoning would not result in an excessive burden or existing infrastructure. Only a single business entity or small multi-tenant building would be able to be constructed given the property line locations, topography, flood plain location, and known soils.

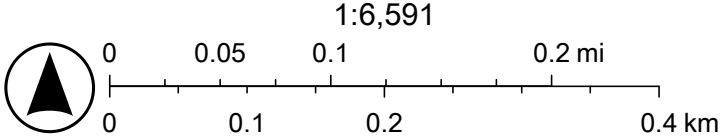
Town of Tyrone Zoning Map

Section VIII, Item 6.



12/8/2022

- Tyrone Online Zoning Map_WFL1 - Highway 74 Overlay District
- Tyrone Online Zoning Map_WFL1 - Roads
- Tyrone Online Zoning Map_WFL1 - Zoning Districts
- A-R
 - CR-3
 - R-20
 - R-18
 - R-12
 - DR
 - C-1
 - O-I
 - E-I





Rezoning Request Application

Petition#:

Applicant & Property Owner Information

Applicant Name: Ivo Jansink Email: ijansink@hotmail.com
Applicant Address: 599 McDade Street Tyrone, GA 30290 Phone:(404) 824 7139
Company Name:

Property
Owner Name: Lora Effie McEachern Est/Mary Terry Email:
Property
Owner Address: PO Box 21 Tyrone, GA 30290 Phone:()

Property Details

Property
Address: Dogwood Trail Lot#
Reason Requesting Rezoning:
Commercial development of Tract B to Nature Center
Current Zoning of Property: R-20 Proposed Zoning of Property: C-1
Parcel #: 0728 065 Total Number of Acres to be Rezoned: 5.020
Present Use of Subject Property: Undeveloped
Proposed Use of Subject Property: Nature Center
Land Use Plan Designation:
Name & Type of Access Road: Dogwood Trail, Major Thoroughfare
Location of Nearest Water Line: Along frontage

(This Area to be Completed by Staff)

☐ Application Insufficient due to lack of:
☐ Application & all required supporting documentation is sufficient and complete.
By Staff Date
Received from a check in the amount of \$
Date of Planning Commission Hearing: Date of Town Council Hearing:



Rezoning Request Additional Information

Petitions to the Town of Tyrone Planning Commission and Town Council requesting a revision to the official Zoning Map must be filed by the property owner(s) or by the authorized agent of the property owner(s). Rezoning requests require a total of two (2) public hearings: one by the Planning Commission (4th Thursday of each month) and another public hearing by the Town Council (1st Thursday of the following month). Public Hearings are held at the Tyrone Town Hall Council Chambers at 7:00 p.m.

Application Fees

Fees	Acreage
0-5 Acres	\$500.00
5-10 Acres	\$1,000.00
10-20 Acres	\$1,500.00
20-100 Acres	\$2,000.00
Over 100 Acres	\$2,500.00

Application filing fees may be refunded ONLY when an application request is withdrawn in writing by the applicant PRIOR to placement of the legal advertisement for said public hearing request (at least 15 days before the scheduled Planning Commission public hearing)

Quality Growth District Overlay

The Quality Growth Development District requirements are applicable of any structure or portion thereof within 870' feet off the right of way of SR 74. Every application for the construction of a new building or structure and alterations or additions to existing structures shall be accompanied by drawings signed by the engineer, architect, or appropriate professional which clearly shows the following:

- Exterior elevations drawn to scale with color rendering.
- Proposed colors, materials, and textures for structures.
- Location of all exterior utility facilities including any roof units.
- Proposed sign and location including size, color, and material.
- Line of sight study from State Route 74

The Quality Growth and Development District requirements can be found in the Town of Tyrone's Zoning Ordinance Under Section 7-2.

Links

Town Zoning Ordinance:
https://www.municode.com/library/ga/tyrone/codes/code_of_ordinances

Town of Tyrone Planning & Zoning:
<http://tyrone.org/departments/planning-and-zoning/>

Contact

Phillip Trocquet (Planning & Zoning Coordinator)

Phone: (770) 487-4038 Extension 108

Fax: (770) 487-4529

Email: ptrocquet@tyrone.org



Property Owner Consent & Agent Authorization Form

(Application requires authorization by ALL property owners of a subject property)

Name(s) of All Property Owners of Record found on the latest recorded Warranty Deed for the subject property:

Lora Effie McEachern Estate/Mary Terry

(Please Print Names)

Property Tax Identification Number(s) of Subject Property: **0728 065**

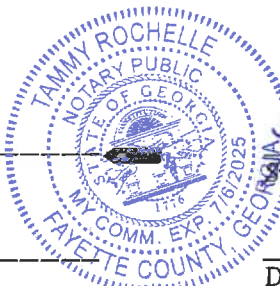
(I am) (We are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in the Land Lot(s) 120 of the 7th District, and (if applicable to more than one land district) Land Lot(s) _____ District, and said property consists of a total of acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).


(I) (We) hereby delegate authority to **Ivo Jansink** to act as (my) (our) Agent in this rezoning. As Agent, they have the authority to agree to any and all conditions of zoning, which may be imposed by the Board.

(I) (We) certify that all of the information filed with this application including written statements or showing made in an paper or plans submitted herewith are true and correct to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that any knowingly false information given herein by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. (I) (We) further acknowledge that additional information may be required by Fayette County in order to process this application.


Signature of Property Owner 1

P.O. Box 21, Tyrone, GA 30290
Address

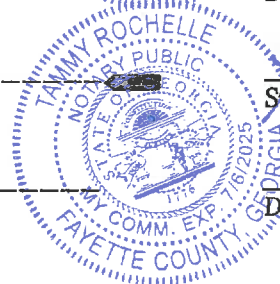



Signature of Notary Public

Date **6/16/22**


Signature of Property Owner 2

P.O. Box 21, Tyrone, GA 30290
Address




Signature of Notary Public

Date **6/16/22**

Signature of Property Owner 3

Signature of Notary Public

Address

Date



Petition for Rezoning

Petition#:

Name: Ivo Jansink Email: ijansink@hotmail.com

Petition Number:

Address: 599 McDade Street Tyrone, GA 30290 Phone#: 404-824-7139

PETITION FOR REZONING CERTAIN PROPERTY IN THE INCORPORATED AREA OF TYRONE, GEORGIA.

Ivo Jansink affirms that he/she is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) R-20 Zoning District. He/She respectfully petitions the Town to rezone the property from its present classification and tenders herewith the sum of \$ to cover all expenses of the public hearing. He/She petitions the above named to change its classification to C-1

This property includes (Check one of the following):

- See attached legal description on recorded Warranty Deed for subject property
- Legal Description for subject property is as follows:

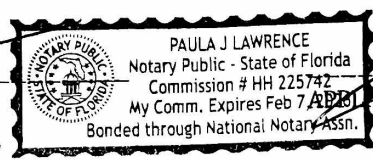
By: Ivo Jansink Owner/Agent

SWORN TO AND SUBSCRIBED BEFORE ME THIS 18 DAY OF Nov 2022

PUBLIC HEARING to be held by the Town of Tyrone Planning Commission on the 3th day of December, 2022 at 7:00 p.m.

PUBLIC HEARING to be held by the Tyrone Town Council on the 5th day of January, 2023 at 7:00 p.m.

NOTARY PUBLIC



PAULA J. LAWRENCE Notary Public - State of Florida Commission # HH 225742 My Comm. Expires Feb 7, 2023 BONDED THROUGH NATIONAL NOTARY ASSN. SIGNATURE



Agreement to Dedicate Property for Future Right-of-Way (ROW)

Petition#:

I/We, _____ said
property owner(s) of subject property requested to be rezoned, hereby agree to dedicate, at no cost to
the Town of Tyrone, _____ feet of right-of-way along _____
as measured from the centerline of the road. Based on the Future Thoroughfare Plan Map streets in the
Town of Tyrone require a minimum street width as specified below:

- Local Street (Minor Thoroughfare) 60 foot ROW (30' measured from each side of road centerline)
- Collector Street (Major Thoroughfare) 80 foot ROW (40' measured from each side of centerline)
- Arterial Street (Major Thoroughfare) 100 foot ROW (50' measured from each side of road centerline)

Sworn and subscribed before me this _____ day of _____, 20_____ .

Signature of Property Owner 1

Signature of Notary Public

Address

Date

Signature of Property Owner 2

Signature of Notary Public

Address

Date

Signature of Property Owner 3

Signature of Notary Public

Address

Date



Conflict of Interest in Zoning Actions Application Form

(Please Complete for each Property Owner)

Petition#: _____

The undersigned, making application for rezoning, variance, or special exception, has compiled with the Official Code of Georgia Section 36-64 A01, et seq., Conflict of Interest in Zoning Actions and has submitted or attached the required information on the forms provided.

☒ Callie M. King

Callie M. King

Mary M. Terry
Signature of Property Owner

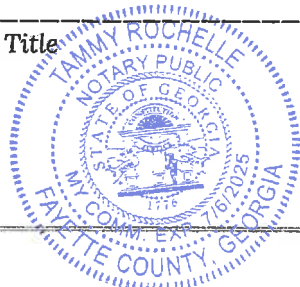
MARY M. TERRY
Type or Print Name and Title

Signature of Owner's Attorney or Representative

Type or Print Name and Title

Tammy Rochelle
Signature of Notary Public

6/16/22
Date



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Tyrone Planning Commission or member of the Tyrone Town Council?

☐ YES ☒ NO

[Signature]
Signature of Applicant

If the answer is yes, please complete the following section:

Name and Official Position of Government Official	Contributions (List all which aggregate to \$250.00 or more)	Date Contribution was made (Within last 2 years)

Attach additional sheets if necessary to disclose or describe all contributions



Rezoning Request Checklist

Section VIII, Item 6.

Petition#:

Map amendment application. A map amendment (rezoning) application shall include the following:

- ☐ A legal description of the tract to be rezoned.
- ☐ Three (3) copies of a plat, drawn to scale, showing north arrow, land lot and district, dimensions, acreage and location of the tract prepared by an architect, engineer, landscape architect, or land surveyor whose state registration is current and valid. The preparer's seal shall be affixed to the plat.
- ☐ The present and proposed zoning district for the tract.
- ☐ Existing and intermediate regional flood plain and structures.
- ☐ The names and addresses of the owners of the land and their agents, if any, and abutting land owners.
- ☐ A written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters:
 - a. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties;*
 - b. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby properties;*
 - c. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;*
 - d. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools;*
 - e. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Land Use Plan; and*
 - f. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.*
- ☐ Disclosures. The applicant shall file all disclosures required by the Conflict of Interest in Zoning Actions Act, O.C.G.A. Title 36, Chapter 67 A.
- ☐ One (1) original and eight (8) copies of completed application form.



AMENDMENT TO AGREEMENT

AMENDMENT # 3

Date: 06/02/2022



2022 Printing

Whereas, the undersigned parties have entered into a certain Agreement between Ivo Jansink ("Buyer") and Mary M Terry Callie M King ("Seller"), with a Binding Agreement Date of 08/19/2021 for the purchase and sale of real property located at: 0 Dogwood Trail, Tyrone, Georgia 30290; and

Whereas, the undersigned parties desire to amend the aforementioned Agreement, it being to the mutual benefit of all parties to do so;

Now therefore, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations paid by each to the other, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree to modify and amend the aforementioned Agreement as follows: [Note: The following language is furnished by the parties and is particular to this transaction.]

All parties agree to the following:

Due Diligence and closing to be extended to Sept 30th, 2022.

☐ Additional pages (F801) are attached.

It is agreed by the parties hereto that all of the other terms and conditions of the aforementioned Agreement shall remain in full force and effect other than as modified herein. Upon execution by all parties, this Amendment shall be attached to and form a part of said Agreement.

By signing this Amendment, Buyer and Seller acknowledge that they have each read and understood this Amendment and agree to its terms.

DocuSigned by:

Ivo Jansink

1 Buyer's Signature Ivo Jansink

2 Buyer's Signature

Callie M. King

1 Seller's Signature Callie M King

Mary M Terry

2 Seller's Signature Mary M Terry

☐ Additional Signature Page (F267) is attached.

BHHS

Buyer Brokerage Firm

DocuSigned by:

Kay McInroe

Broker/Affiliated Licensee Signature

FCBR

REALTOR® Membership

☐ Additional Signature Page (F267) is attached.

Keller Williams Rlty Atl. Part

Seller Brokerage Firm

Broker/Affiliated Licensee Signature

FCBR

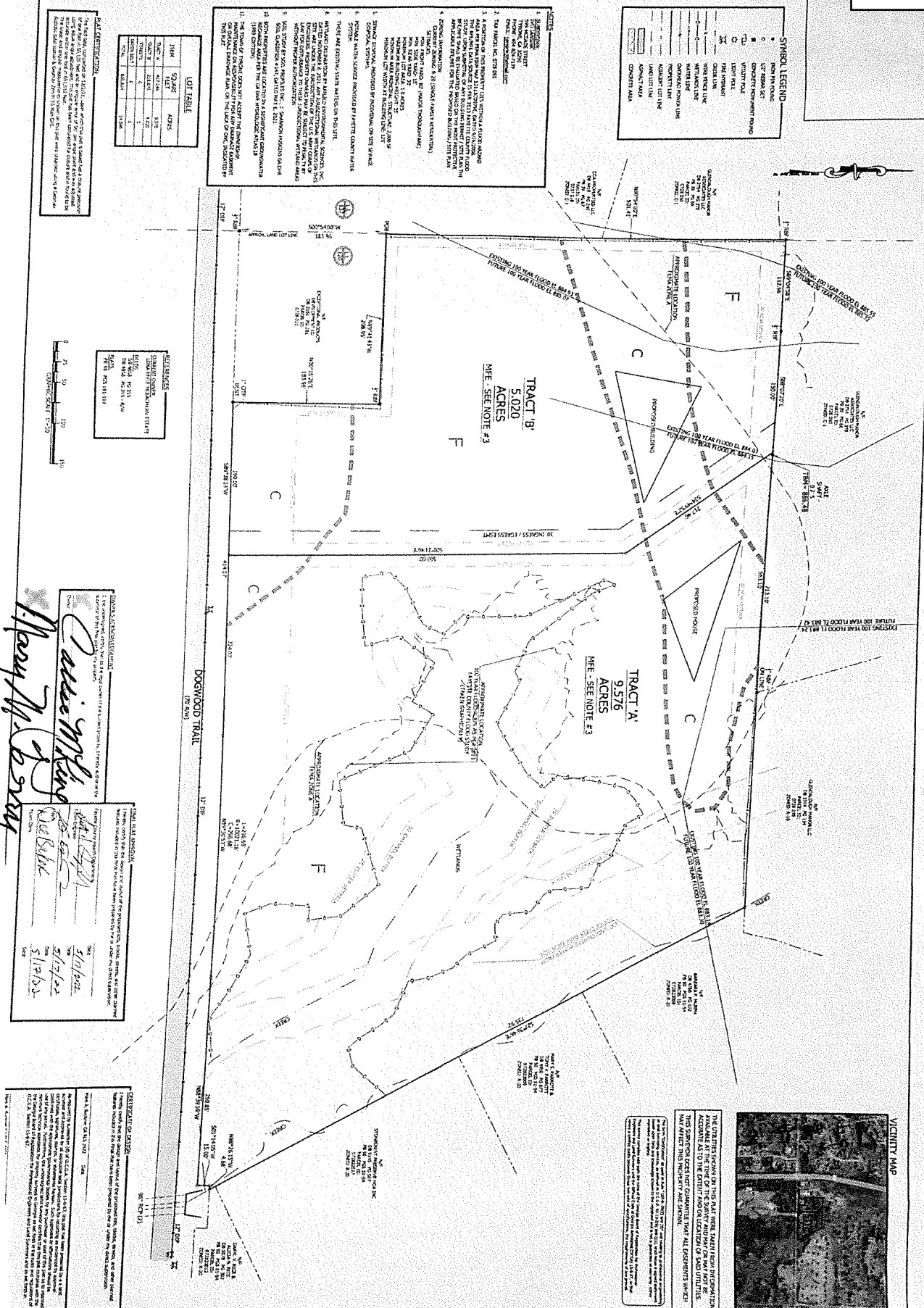
REALTOR® Membership

Acceptance Date. The above Amendment is hereby accepted, 10:30 o'clock 9 .m. on the date of 06/08/2022, ("Acceptance Date"). This Amendment will become binding upon the parties when notice of the acceptance of the Amendment has been received by offeror. The offeror shall promptly notify offeree when acceptance has been received.

THIS FORM IS COPYRIGHTED AND MAY ONLY BE USED IN REAL ESTATE TRANSACTIONS IN WHICH Kavita McInroe IS INVOLVED AS A REAL ESTATE LICENSEE. UNAUTHORIZED USE OF THE FORM MAY RESULT IN LEGAL SANCTIONS BEING BROUGHT AGAINST THE USER AND SHOULD BE REPORTED TO THE GEORGIA ASSOCIATION OF REALTORS® AT (770) 451-1831. Copyright © 2022 by Georgia Association of REALTORS®, Inc.

F701, Amendment to Agreement, 01/01/22

29



All that tract or parcel of land lying and being in Land Lot 120 of the 7th District, Town of Tyrone, Fayette County, Georgia, and being more particularly described as follows:

BEGINNING at a point located on the Land Lot Line common to Land Lots 120 & 137 North 00°54'00" East, a distance of 183.96 feet from a 1/2 inch rebar found at the intersection of said Land Lot Line and the northerly right-of-way of Dogwood Trail (80' R/W); thence continuing along said Land Lot Line North 00°54'00" East, a distance of 501.41 feet to a 1/2 inch rebar found; thence leaving said Land Lot Line South 89°04'58" East, a distance of 112.96 feet to a 1/2 inch rebar found; thence South 88°07'20" East, a distance of 150.00 feet to a point; thence South 34°49'52" East, a distance of 217.46 feet to a point; thence South 00°21'46" East, a distance of 500.00 feet to a point on the northerly right-of-way of Dogwood Trail (80' R/W); thence along said right-of-way South 89°38'14" West, a distance of 190.00 feet to a 1 inch open top pipe found; thence leaving said right-of-way North 00°15'26" East, a distance of 183.96 feet to a 1/2 inch rebar found; thence North 89°41'43" West, a distance of 208.95 feet to a point, being the POINT OF BEGINNING.

Said tract contains 5.020 acres or 218675 square feet.

Callie M. Kuy

Mary M. Terry

STATE OF GEORGIA
TOWN OF TYRONE

RESOLUTION
No. 2023- 01

**RESOLUTION ESTABLISHING DATE FOR TOWN ELECTION FOR PURPOSE OF ELECTING
MAYOR AND COUNCIL MEMBERS FOR POST 1 AND POST 2; ESTABLISH FEES AND DATE FOR
QUALIFYING OF CANDIDATES; ESTABLISH DATES FOR VOTER REGISTRATION AND FOR
OTHER PURPOSES**

- WHEREAS:** A municipal general election shall be conducted on November 7, 2023, for the purpose of electing a Mayor Council Members for Post 1 and Post 2 and,
- WHEREAS:** Candidates who are elected in said election shall serve for a term of four years; and
- WHEREAS:** Persons eligible to become candidates for said election shall be at least 21 years of age and be a qualified elector of the Town who shall have continuously resided and maintained his or her domicile in Tyrone for at least twelve months immediately preceding the election; and,
- WHEREAS:** Candidates for said election shall qualify with the Town Clerk in Town Hall. Qualifying shall open at 8:30 a.m. on the 23rd day of August 2023, and shall close at 4:30 p.m. on the 25th day of August, 2023; and,
- WHEREAS:** Voter Registration for said election shall close at 5 p.m. on the 10th day of October 2023; and,
- WHEREAS:** The Town Council does hereby declare that the qualifying fee for Mayor is four hundred and thirty-two dollars (\$432.00) and for Council Post 1 and Post 2 shall be two hundred and sixteen dollars (\$216.00).

NOW, THEREFORE BE IT RESOLVED by the Mayor and Town Council of Tyrone that the general election is hereby authorized pursuant to the rules and regulations set out in this Resolution and pursuant to the Georgia Municipal Election Code as amended.

FURTHER, the Superintendent of Elections and Absentee Ballot Clerk shall be the Fayette County Board of Elections, who is hereby authorized to provide an appropriate number of poll workers to conduct said election. The Polling place within Tyrone shall be at the former police department located at 945 Senoia Road open from 7:00 a.m. to 7:00 p.m. on the day of the general election. Early voting will take place at those locations and during those times so specified by state law and the Fayette County Board of Elections.

Adopted this 5th day of January 2023.

TOWN OF TYRONE

ATTEST:

Dee Baker, Town Clerk

Eric Dial, Mayor

**COUNCIL AGENDA ITEM COVER SHEET****Meeting Type:** Council - Regular**Meeting Date:** January 5, 2023**Agenda Item Type:** New Business**Staff Contact:** Brandon Perkins, Town Manager

STAFF REPORT**AGENDA ITEM:**

Consideration to approve a sewer rate increase commensurate with the increase that Fulton County recently adopted.

BACKGROUND:

Fulton County, which provides wastewater treatment services to the Town, recently voted to increase its rates by 5% per year for the next three (3) years. In order to cover this cost, the Town should consider a similar rate increase for its sewer customers.

Current rates are as follows:

Base Cost 0 – 4000 gallons: \$30.00

Cost per 1000 gallons over base: \$8.45

A 5% increase each year over the next 3 years would amount to:

2023:

Base Cost 0 – 4000 gallons: \$31.50

Cost per 1000 gallons over base: \$8.87

2024:

Base Cost 0 – 4000 gallons: \$33.08

Cost per 1000 gallons over base: \$9.32

2025:

Base Cost 0 – 4000 gallons: \$34.73

Cost per 1000 gallons over base: \$9.78

FUNDING:

N/A

STAFF RECOMMENDATION:

Staff recommends approval to increase sewer rates by 5% per year over the next three (3) years effective immediately.

ATTACHMENTS:

1. Rate increase communication from Fulton County.

PREVIOUS DISCUSSIONS:

None.

Brandon Perkins

From: Devon Boullion <dboullion@tyrone.org>
Sent: Thursday, December 1, 2022 8:28 AM
To: Brandon Perkins; Phillip Trocquet
Subject: Fw: Notification of Public Hearings for New Water and Sewer rates for Fulton's Capital Improvement Program

FYI

Devon Boullion
 Town of Tyrone - Environmental Specialist
Office: (770) 487-4038 | Ex. 103
 Direct: (770) 881-8320

From: Wright, Nicole <Nicole.Wright@fultoncountyga.gov>
Sent: Wednesday, November 30, 2022 6:44 PM
To: edial@tyrone.org; gfurr@tyrone.org; sbeach@tyrone.org; Scott Langford; Devon Boullion; cwillis@tyrone.org
Cc: Bechara, Alberto; Skipper, Anna; Peters, Terry; Pace, Gerald; Simokaitis, Jaunius; Gibbs, Monica; Barnes, Roy; Clark, David
Subject: Re: Notification of Public Hearings for New Water and Sewer rates for Fulton's Capital Improvement Program

Good evening all. The Board of Commisioners have approved the new water and sewer rates, effective January 1, 2023, which are necessary to complete the projects included in the 2023 to 2026 Water and Wastewater Capital Improvement Program.

A five percent (5%) water and sewer volumetric rate increase has been approved for each year for the next 3 years, making the necessary increases to the water and sewer fee schedules, effective January 1, 2023, January 1, 2024, and January 1, 2025.

Thanks,
 Nicole

Nicole Wright, EIT
Contract Operations
Administrator
GDOT LAP Certified
Technical Services, Public Works
O: 404-612-7553
Connect with Fulton County:
[Website](#) | [Facebook](#) | [Twitter](#) |
[Instagram](#) | [FGTV](#) | [#OneFulton E-News](#)



From: Wright, Nicole
Sent: Friday, June 24, 2022 4:37 PM
To: edial@tyrone.org <edial@tyrone.org>;
 gfurr@tyrone.org <gfurr@tyrone.org>;
 sbeach@tyrone.org <sbeach@tyrone.org>; Scott
 Langford <slangford@tyrone.org>;
 dboullion@tyrone.org <dboullion@tyrone.org>
Cc: Bechara, Alberto
 <Alberto.Bechara@fultoncountyga.gov>; Skipper, Anna
 <Anna.Skipper@fultoncountyga.gov>; Peters, Terry

<Terry.Peters@fultoncountyga.gov>; Pace, Gerald <Gerald.Pace@fultoncountyga.gov>; Simokaitis, Jaunius
 <Jaunius.Simokaitis@fultoncountyga.gov>; Gibbs, Monica <Monica.Gibbs@fultoncountyga.gov>

Subject: Notification of Public Hearings for New Water and Sewer rates for Fulton's Capital Improvement Program

MEDIA ADVISORY

Department of External Affairs

MEDIA CONTACT: Regina Waller

404-735-8889 (cell)

regina.waller@fultoncountyga.gov

141 Pryor St. SW, Suite 3090

Atlanta, GA 30303

www.fultoncountyga.gov

<https://twitter.com/FultonInfo>

<https://www.facebook.com/FultonInfo>

Wednesday, June 22, 2022

FULTON COUNTY GOVERNMENT

Section X, Item 8.

Fulton County Department of Public Works to Host Public Hearings Regarding Revised Capital Improvement Program

Residents will have the opportunity to comment on the proposed changes to water and sewer rates.

WHO: Fulton County Department of Public Works

WHAT: The Department of Public Works will hold public hearings in anticipation of a resolution to authorize increases in water and sewer rates, fees, and charges. If approved by the Fulton County Board of Commissioners, the new rate structure would go into effect beginning on January 1, 2023. Any changes in water and sewer rates, fees and charges will be set to complete the projects identified in the current Capital Improvement Program (CIP).

WHEN: Tuesday, June 28, 2022 from 6 p.m. – 8 p.m.

WHERE: Fulton County North Service Center

7741 Roswell Road

Sandy Springs, Georgia 30350

WHEN: Thursday, June 30, 2022 from 6 p.m. – 8 p.m.

WHERE: Fulton County South Service Center

5600 Stonewall Tell Road

College Park, Georgia 30349

For additional information contact: Terry Peters, Deputy Director, Technical Services Division, at

terry.peters@fultoncountyga.gov or at (404) 612-7485.

For more Fulton County news, sign up for the weekly e-newsletter #OneFulton at <https://goo.gl/Nb1L84>. You can also visit Fulton County's website at www.fultoncountyga.gov



Nicole Wright, EIT

Contract Operations

Administrator

GDOT LAP Certified

Technical Services, Public Works

O: 404-612-7553

Connect with Fulton County:

[Website](#) | [Facebook](#) | [Twitter](#) |

[Instagram](#) | [FGTV](#) | [#OneFulton E-News](#)



COUNCIL ITEM AGENDA REQUEST FORM

Department: Community Development

Meeting Date: 12/05/2022

Staff Contact: Phillip Trocquet

Agenda Section: New Business

Staff Report:

Item Description:

Background/History:

Fayette County collects fire impact fees through the Town as they provide our fire services. As such, the county needs to prepare a Service Delivery Strategy to the Georgia Department of Community Affairs (DCA) and the Town must update its Capital Improvement Element (CIE) and Short Term Work Program (STWP) to DCA as a part of this process; this is also considered a comp plan amendment given that the STWP is part of the Comprehensive Plan.

Findings/Current Activity:

The next step is to approve a resolution to enable staff to transmit the updated impact fee report and comp plan amendment to DCA. Next steps will be DCA's approval and a subsequent resolution to Council to adopt the county's impact fee report and the Town's STWP.

It should be noted that staff has made no adjustments to the STWP since our most recent Comp Plan update earlier this year; these submissions to DCA are procedural.

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

Actions/Options/Recommendations:

Staff recommends approving a transmittal resolution to submit the County's updated Impact Fee Report and the Town's STWP to Georgia DCA for review.

Fayette County Comprehensive Plan Amendment - Capital Improvement Element - Project Update FY2023 - FY2027
Public Facility - Fire Services

Project Description	FY Project Start	FY Project End	Actual / Estimated Cost of Project	Funding from Impact Fees	Percent By Impact Fees	Other Funding Sources	Current Year Impact Fee Applied	Impact Fee Applied Previous Years	Remaining amount to be funded from impact fees	Status / Remarks
Construct Fire Station 1: SR 279	FY 2002	FY 2002	\$ 872,836	\$ 471,331	54.00%	Fire Tax	na	\$471,331	\$0	Completed in FY 2002
Construct Fire Station 10: Seay Road	FY 2002	FY 2002	\$ 838,295	\$ 687,402	82.00%	Fire Tax	na	\$687,402	\$0	Completed in FY 2002
Construct Fire Station 5: SR 85 South	FY 2002	FY 2003	\$ 1,191,565	\$ 369,385	31.00%	Fire Tax	na	\$369,385	\$0	Completed in FY 2003
Construct Fire Station 7: Hampton Road	FY 2003	FY 2003	\$ 1,066,472	\$ 586,559	55.00%	Fire Tax	na	\$586,559	\$0	Completed in FY 2003
Purchase Acreage for Future Fire Station - McElroy Road	FY 2004	FY 2004	\$ 25,000	\$ 25,000	100.00%	None	na	\$25,000	\$0	Completed in FY 2004
Purchase two (2) Quints	FY 2006	FY 2007	\$ 675,000	\$ 675,000	100.00%	None	na	\$675,000	\$0	Purchased in FY 2007
Emergency Operations Center	FY 2012	FY 2015	\$ 1,107,921	\$ 131,864	83.50%	Fire Tax / Grant	na	\$131,864	\$0	Completed in FY15
Construct Fire Training Center (Burn Building)	FY 2018	Future	\$ 1,120,000	\$ 253,680	22.65%	Fire Tax	na	\$253,680	\$0	Estimated FY2023
Construct FS2: S.R. 92N	FY 2018	FY2021	\$ 1,644,000	\$ 164,400	10.00%	Fire Tax	\$70,863	\$93,537	\$0	Complete in FY2021
Construct FS14: Sandy Creek/Flat Ck	Future	Future	\$ 1,613,773	\$ 1,613,773	100.00%	None	\$45,796	\$0	\$1,567,977	Future/Planned
Construct FS15: Ginger Cake/Graves	Future	Future	\$ 2,061,333	\$ 2,061,333	100.00%	None	\$0	\$0	\$2,061,333	Future/Planned
Rescue Truck (1)	Future	Future	\$ 224,334	\$ 224,334	100.00%	None	\$0	\$0	\$224,334	Estimated FY2023
Brush Truck (1)	Future	Future	\$ 57,011	\$ 57,011	100.00%	None	\$0	\$0	\$57,011	Estimated FY2023
Engine/Pumpers (8) - 2 Purchased in FY2018; 1 Purchased in FY2019; 1 purchased in FY2020;	FY 2018	Future	\$ 3,252,082	\$ 3,252,082	100.00%	None	\$0	\$0	\$3,252,082	In Progress
Totals			\$ 15,749,622	\$ 10,573,155			\$ 116,659	\$ 3,293,758	\$7,162,737	

CAPITAL IMPROVEMENTS ELEMENT 2022 -2027

Project Name	Est. Cost	2022	2023	2024	2025	2026
<i>Shamrock Park Playground</i>	\$150,000	\$150,000	-	-	-	-
<i>Dorthea Redwine Park Improvements</i>	\$350,000	\$250,000	\$100,000	-	-	-
<i>Handley Park Nature Preserve & Park Improvements</i>	\$305,000	\$250,000	\$50,000	\$5,000	-	-
<i>Tyrone Rd. – Riverdance Way MU Path</i>	\$250,000	\$125,000	\$125,000	-	-	-
<i>Senoia Rd. – Publix MU Path</i>	\$250,000	\$10,000	\$240,000	-	-	-
<i>Swanson Rd. MU Upgrades</i>	\$250,000	\$20,000	\$230,000	-	-	-
<i>Downtown Streetscaping & Multi-Use Improvements</i>	\$500,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
<i>Palmetto Rd./Arrowood Rd./Spencer Rd. Roundabout & MU Path Expansion</i>	\$1,300,000	\$100,000	\$500,000	\$700,000	-	-
<i>Intersection Studies & Improvements</i>	\$175,000	\$25,000	\$50,000	\$100,000	-	-
<i>LMIG Resurfacing</i>	\$600,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000
<i>Sewer System Capacity Upgrades</i>	\$1,000,000	\$1,000,000	-	-	-	-
<i>New Town Hall Bond Payments</i>	\$1,550,000	\$310,000	\$310,000	\$310,000	\$310,000	\$310,000
<i>LAP Dogwood Trail</i>	\$140,000	-	\$140,000	-	-	-
<i>Pendleton Dam Upgrades & Stormwater Infrastructure Improvements</i>	\$2,250,000	\$750,000	\$1,500,000	-	-	-
<i>Downtown Signage (Wayfinding/Monument/Gateway)</i>	\$105,000	\$105,000	-	-	-	-
<i>Pole Barn Relocation/Removal</i>	\$200,000	-	\$200,000	-	-	-

TOWN OF TYRONE COMPREHENSIVE PLAN UPDATE					
SHORT TERM WORK PROGRAM UPDATE FY 2022 TO FY 2027					
Project Description	Initiation Year	Completion Year	Total Estimated Cost	Funding Sources	Responsibility
<i>Intergovernmental Participation</i>					
<i>Continued Memberships: FCDA, FCIC, SR-74 Coalition, ARC, etc</i>	FY 2022	FY 2026	Staff Time	GF	Town of Tyrone
<i>Strategic Memberships in: FRRLS, Chamber of Commerce</i>	FY 2022	FY 2026	Staff Time	GF	Town of Tyrone
<i>Fayette County Board of Education Work-Based Learning Internship Program</i>	FY 2022	FY 2026	Staff Time	GF	Town of Tyrone
<i>Community Development</i>					
<i>New Town Hall Bond Payments</i>	FY 2022	FY 2025	\$1,550,000	GF	Town of Tyrone
<i>Pursuit of Federal, State, and Foundation Program Grants (TIP & FEMA)</i>	FY 2022	FY 2025	\$1,300,000	GF	Town of Tyrone
<i>Multi-Use & Transportation Improvements (trails, intersections, crosswalks, etc. . .)</i>	FY 2022	FY 2026	\$2,225,000	GF, ARPA, SPLOST, TIP	Town of Tyrone
<i>Downtown Development Authority Program Expansion (programming, events, training, etc. . .)</i>			\$10,000	DDA GF	Downtown Development Authority
<i>Park Improvements</i>	FY 2022	FY 2026	\$805,000	GF / SPLOST	Town of Tyrone
<i>Downtown Improvements (streetscaping, signage, etc. . .)</i>	FY 2022	FY 2026	\$605,000	GF, ARPA, LMIG	Town of Tyrone
<i>Continued Investment in Improving and Expanding Sewer & Stormwater Infrastructure and Planning</i>	FY 2022	FY 2026	\$3,250,000	EP, ARPA, GF, FEMA	Town of Tyrone
<i>Land Use</i>					
<i>Update Zoning and Land Development Ordinance, Watershed Management, & Environmental Management Ordinances.</i>	FY 2022	FY 2026	\$10,000/Staff Time	GF	Town of Tyrone
<i>GIS Program Expansion (new licenses, addition of web-based maps, growing geodatabase data, etc. . .)</i>	FY 2022	FY 2026	Staff Time	GF	Town of Tyrone

2022-2027 Report of Accomplishments

Work Item	Status	Notes
Intergovernmental Participation		
Continued Memberships: FCDA, FCIC, SR 74 Coalition, ARC, FCTC, etc. . .	Ongoing	<i>This is a permanently ongoing item with multiple years of completed membership with local organizations. Membership in the FCIC (Fayette County Interagency Council) has been completed as said organization has since been dissolved, but new membership in the FCTC (Fayette County Transportation Committee) has been accomplished with continued goals of retaining a member on that committee to represent the Town.</i>
Strategic Memberships in: FRRLS, Chamber of Commerce, Southern Crescent and McIntosh Trail Boards	Ongoing	<i>These, again, are permanently ongoing memberships with multiple years of completed membership under the Town's belt. Ongoing and productive membership with the FRRLS (Flint River Regional Library System) has resulted in fantastic library resources and programming for our residents with greater levels of service anticipated over the next many years. A town representative sits on the Chamber of Commerce Board representing the Town of Tyrone. Membership in the Southern Crescent and McIntosh Trail Boards has been completed.</i>
Community Development		
Solicitation of Federal, State, and Foundation Program Grants	Completed	<i>LCI Grant awarded, CDAP Grants awarded in 2018 and 2020. Pursuit of FEMA Hazard Mitigation Grant. UGA SPIA Internship Grant Awarded.</i>
Continued Investment in Improving and Expanding Utility Infrastructure	Ongoing	<i>Completed:</i> <ul style="list-style-type: none">• \$2,000,000 downtown sewer expansion completed.• Facilitation of fiber-optic broadband expansion in various location . <i>Ongoing :</i> <ul style="list-style-type: none">• Improved relationship with Fayette-Coweta EMC with obtained GIS Data.• Expansion of Sewer Capacity with Fulton County and the City of Fairburn.
Land Use		
Land Acquisition/Annexation	Completed	<i>New Town Hall Land purchased, 40-acres of conservation land purchased next to Handley Park, Annexation of 35 acres on southeast border of Town.</i>
Zoning Ordinance Analysis/Revision	Ongoing	<i>Completed:</i> <ul style="list-style-type: none">• 2018 CDAP Zoning Assessment• Town Center Mixed Use text amendments drafted and adopted.• Community Mixed Use text amendment adopted.• Revised Downtown Architectural Standards adopted.• Revised Parking Standards for Downtown adopted.• Business Technology Park standards drafted.• SR-74 Quality Growth District revisions drafted. <i>Ongoing :</i> <ul style="list-style-type: none">• Further parking ordinance standards.• Village/Traditional Residential zoning ordinance draft and adoption.• Code Enforcement ordinance draft and adoption.• Adoption of Business Technology Park text amendment from completed draft.• Adoption of SR-74 Quality Growth Overlay text amendment from completed draft.
Finance/GIS Website Integration	Completed	<i>Completed:</i> <ul style="list-style-type: none">• 2019 Zoning Map CDAP project integrated Zoning GIS maps through ESRI on town website.• Online payments now accepted.• GIS database expanded significantly.• New Town website with online permitting created.