

Town of Tyrone
Council Meeting Minutes
August 6, 2015
7:00 p.m.

Present:

Mayor Eric Dial
Mayor Pro Tem Gloria Furr
Council Member Ken Matthews
Council Member Linda Howard
Town Manager Kyle Hood
Town Clerk Dee Baker
Town Attorney Dennis Davenport

Council Member Ryan Housley was absent

The Invocation was given by Mayor Dial and was followed by the Pledge of Allegiance.

Public Comments

Approval of Agenda

Council Member Furr made a motion to approve the agenda with the change of moving the Police consent item to New Business for discussion.
Council Member Matthews seconded the motion. Motion was approved 3-0.

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.

Approval of Minutes, July 16, 2015

Council Member Howard made a motion to approve the consent agenda.
Council Member Furr seconded the motion. Motion was approved 3-0.

PRESENTATIONS/RECOGNITION:

PUBLIC HEARING:

Consideration to approve Text Amendment No. 2015-04 to the Tyrone Zoning Ordinance, Article VII § 7-1 to amend the zoning conditions for Schools (private, parochial and/or special) and incidental sports arena, stadium or recreational field. *Kyle Hood, Town Manager*

Mr. Hood stated that Ms. Michayla Best had submitted information for the consideration of Text Amendment 2015-004 to the Zoning Ordinance, Article VII § 7-1, Conditional Uses to consider conditions for a School (private and/or special) and incidental sports arena, stadium or recreational field. He stated that specifically Ms. Best has requested the Text Amendment be for conditions A & D; minimum lot size and vehicular turnaround on the site of the facility.

Mayor Dial opened the Public Hearing for anyone that wished to speak in favor of this item. Mr. Steve Gulas stated that the Clearwater Academy building has 6,700 square feet and can accommodate 138 people for educational use on one acre. Classrooms are one person every 25 square feet, labs are one person every 50 square feet, office space is one person every 100 square feet and day care facilities are one person every 35 square feet. He requested that Mayor and Council take a conservative approach with keeping the same business model and have one person every 100 square feet. He stated that he owns the land at 909 Senoia Road and it is .53 acres and a 5,000 square foot building with a 3,100 square foot space for lease. This could accommodate 28-30 people. If the Town allows the school to have small acreage we can still keep the one person every 100 square feet. Mr. Gulas stated that the neighboring property owner has given a letter of approval to use the parking lot with two ways in and two ways out. Mr. Gulas stated that if the Town went down to a ½ acre lot for a school, it would maintain one person for every 100 square feet. The ordinance currently for example, has The Goddard School on one acre with 138 people. He also submitted a drawing of two septic fields that could be placed on the property, currently measuring 39 x 52.

Mayor Dial opened the Public Hearing for anyone that wished to speak in opposition of this item, no one spoke.

Mr. Hood stated that the Planning Commission was sympathetic to Mr. Gulas and his one piece of property. The argument in defense of the recommendation is that what he is asking for would be applied to every commercial piece of property in the Town. Their application asked for a reduction in lot size from a 3 acre lot to a ½ acre lot. The parking requirements can be cumbersome but staff will work with individuals in existing buildings. The agreement that Mr. Gulas has with the neighboring property owner, would require to be finalized with a contract regarding the second drive.

Mr. Hood stated that the Planning Commission's recommendation is: that the current zoning of property be approved at 1 acre lot size from 3 acres, and that student drop off facilities shall be provided on site; and unless property has adequate vehicular turn around facilities located wholly on the property that do not interfere with use of designated parking spaces, property shall have access to two (2) separate driveways, one dedicated to the entrance to the property and one dedicated to the exit from the property. Both driveways shall be located on the subject property or on the neighboring property. If located on neighboring property the right of access shall be evidenced by a valid easement or agreement between the owner of the subject property and the owner of the neighboring property and shall be properly recorded.

Mr. Hood reiterated that this decision would affect all commercial ½ acre lots. Discussion ensued regarding the Planning Commission's recommendation in regards to number of people allowed in a building and parking requirements.

Mr. Davenport suggested continuing this item for the next meeting, with direction.

Mr. Hood stated that staff in a separate administrative matter, can assure that the language would reflect that the design of the drive on the property is not only circular. Mr. Gulas stated that currently, one drive is on the property and the other drive is considered a legal easement.

Council Member Furr made a motion to change the minimum lot size to one (1) acre, and for the parking regulations to remain the same.

Council Member Matthews seconded the motion. Motion was approved 3-0.

OLD BUSINESS:

1. Consideration to adopt the Underground Marking Standards Ordinance. *Kyle Hood, Town Manager*

Mr. Hood stated that staff has brought to Council an updated document with previously discussed revisions adopted by the County in regulation with the State requirements.

Council Member Matthews made a motion to approve the Underground Marking Standards Ordinance.

Council Member Howard seconded the motion. Motion was approved 3-0.

NEW BUSINESS:

2. Consideration of approval of the purchase of two (2) police patrol vehicles on the statewide contract. *Brandon Perkins, Police Chief*

Chief Perkins stated that he had originally requested two new Dodge Chargers with \$60,000 budgeted from the Capital Improvement Plan. He added that he had spoken to a Ford dealer at the Chief's Conference and that the Fords would be less expensive and requested more time to research the purchase of two Fords. He asked for the approval to purchase two new Police vehicles, not to exceed \$48,962.00.

Council Member Matthews made a motion to approve the purchase of two (2) police patrol vehicles with a cost not to exceed \$48,962.00.

Council Member Furr seconded the motion. Motion was approved 3-0.

Public Comments

Staff Comments

Mrs. Baker stated that Fayette County Elections is requesting the use of Council Chambers for early voting for the Special Election to be held on September 15th for Mrs. Coston's post. She added that early voting would be held from Monday, August 31st through Friday, September 11th. She stated that she informed their staff that the Town will conduct a Council meeting on September 3rd and a Planning Commission meeting on September 17th.

Mr. Hood informed Council of the millage rate Public Hearings, two of which would be held on Thursday, August 13th at 9:00 am and 5:00 pm and on Thursday, August, 20th at 6:30 pm, the final meeting would be held at 7:00 pm.

Mr. Hood also informed Council that the final presentation for the comprehensive plan would be held at the Library on Thursday, August 27th from 5:00 pm to 7:00 pm and that it was advertised also.

Mr. Hood updated Council regarding several projects. He stated that the Transportation Enhancement Project, that included the pedestrian bridge at Shamrock Park and the gateway signage on Hwy 74, has moved from July to January by the Department of Transportation. He added that the turning lane on Hwy 74 from Tyrone Road should begin fall or early winter. He further stated that it would also include cart path extension to include Handley Road and Tyrone Road, from Farr Road to Handley as long as the Town can gain all property owners' easement permission. Mr. Hood stated that the Shamrock Park restroom project should commence in early fall, with the restroom facing east-ward as Council had requested.

Mr. Hood stated that the bid is currently out for the LMIG project, of which would include; the paving of Rosewood, Rockhurst Chase, Rockport Trace, Rockington and Laurel Cir.

Mr. Hood informed Council that Atlanta Paving was in Tyrone finishing the paving of Briarwood Road and the striping of Castlewood and Senoia Roads.

Mr. Hood stated that the auditors are in the office this week and will be back one more day in October to complete their report. The Comprehensive Annual Report should be completed before Thanksgiving.

Mr. Hood stated that during this auditing process staff has been looking at staffing hours particularly at the Library. Due to overtime from the compensation for covering shifts, the Library will bring on a third ten-hour, part-time employee to assist the only two full-time employees. This would incur no additional cost.

Council Comments

Council Member Furr inquired about the paving of Briarwood Road. Mr. Hood stated that the patch work has been completed and paving should begin when Atlanta Paving has timed freed from work in Newnan. Council Member Furr also inquired about two landscaped islands, one located at Carriage Oaks Drive the other, Palmetto Road at the railroad tracks. Mr. Hood stated that the island at Palmetto Road, A Abby put in landscape for free and it is growing in. There is a tree missing and A Abby will replace it with a crape myrtle. He stated that regarding the island at Carriage Oaks Drive, the Bank initially said they would have their landscape company maintain it. They have since sold the property and are tenants only. Mr. Hood added that he would follow up on the project and at least, have the weeds pulled and add ground coverage.

Council Member Matthews inquired about the lots next to Waffle House. He said they were overgrown and Founders Day is around the corner and it needs attention. Mr. Hood stated that he would send letters to the property owners.

Council Member Howard inquired about the walking path progress at Redwine Park. Mr. Hood stated that a pipe will be eventually placed for drainage.

Council Member Matthews requested that stripping be added to the list for Senoia Road near Sonic. He added that it is very difficult to see at night.

Executive Session

Council Member Matthews made a motion to move into Executive Session to discuss one (1) item of pending litigation.

Council Member Furr seconded the motion. Motion was approved 3-0.

Council Member Furr made a motion to reconvene.

Council Member Howard seconded the motion. Motion was approved 3-0.

Adjournment

Council Member Furr made a motion to adjourn. Motion was approved 3-0.

Meeting adjourned at 8:36 pm.

Eric Dial, Mayor

Dee Baker, Town Clerk