

**Tyrone Town Council  
Meeting Minutes  
Thursday July 6, 2017  
7:00 PM**

Present:

Mayor Eric Dial

Mayor Pro Tem Gloria Furr

Council Member Ken Matthews

Council Member Ryan Housley

Council Member Linda Howard

Town Manager Jonathan Lynn

Planning & Zoning Coordinator Phillip Trocquet

Town Clerk Dee Baker

Town Attorney Dennis Davenport

Mayor Dial called the meeting to order and gave the Invocation; it was followed by the Pledge of Allegiance.

Public Comments:

Tyrone resident, Jean Frost who lives on Arrowood Road shared her concern regarding water run-off from a local business. Mayor Dial stated that staff was aware and the fix was fairly simple.

**Approval of Agenda**

Council Member Matthews made a motion to approve the agenda.

Council Member Furr seconded the motion. Motion was approved 4-0.

**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, June 15, 2017 and June 28, 2017 Special Called

Council Member Howard made a motion to approve the consent agenda.

Council Member Housley seconded the motion. Motion was approved 4-0.

## **Presentations/Recognition:**

Proclamation: Dr. Felecia Spicer

Mayor Dial read the proclamation. He relayed that the closing of Tyrone Elementary was a difficult time and that students were entering an unknown environment. With Dr. Spicer at the helm, every student received a hug from her and it was a positive experience. He added how impressed he was that when greeted by the students of Burch Elementary, they shook your hand and looked you in the eye when they spoke to you. He added that she would be missed and stated that Dr. Spicer had handed over the reins to former Assistant Principal, Ms. Lisa Howe and that Burch Elementary was in very capable hands.

Dr. Spicer thanked Mayor and Council and joked that Mayor Dial was not too fond of Burch in the beginning and that the closing of Tyrone Elementary was the best thing that happened at the time. It brought the city closer together. She added that she believed that Burch Elementary was the only elementary school in the County to experience Georgia Cities Week's Touch-A-Truck event. All Tyrone heroes come together for one day and share what they do with the students. She ended by sharing that she would surely miss Tyrone and that Mayor Dial promised that he would introduce her to the Peachtree City Mayor soon.

## **Public Hearing:**

1. Consideration of a text amendment to Section 113-130, pertaining to "Light Industrial District (M-1)", of Article V of the Zoning Ordinance of the Town of Tyrone, to add "movie/media production studios(including ancillary businesses that supply support services, equipment and resources to the movie/media industry)" as a permitted use in the M-1 zoning district.

### ***Phillip Trocquet, Planning & Development Coordinator.***

Mr. Trocquet stated that the text amendment to Section 113-130 of the zoning ordinance pertaining to the Light Industrial District which is M-1, Article V was to include a provision for movie studios; including ancillary businesses that supply support services, equipment and resources to the movie and media industry as permitted uses in the M-1 Zoning District. He stated that currently there were no provisions for movie studios listed anywhere in the ordinance and was deemed necessary for that zoning district.

Mayor Dial asked Mr. Trocquet to present the second item prior to the Public Hearing.

2. Consideration of a text amendment to Section 113-155, pertaining to "Exceptions to development standards", of Article VI of the Zoning Ordinance of the Town of Tyrone, and Section 113-133, pertaining to "Planned unit development", of Article V of the Zoning Ordinance of the Town of Tyrone, to establish an exception to the height restrictions for non-

residential structures for sound stages associated with movie/media production studios located in a Planned Industrial Park. *Phillip Trocquet, Planning & Development Coordinator.*

Mr. Trocquet stated that the amendment added provisions for movie studios and sound stages to the ordinance. Given the nature of studios and stages, an exception to the Town's height restriction was also added with conditions to preserve aesthetic standards as well as the purpose and intent of the ordinance. He added that the Planning Commission unanimously voted to recommend approval of the text amendment with conditions; for every one foot extension of the building height over thirty-five feet, there would be a two foot increase to the front set-back and/or berm to preserve the aesthetics. Also there were provisions and a scale for height as it related to the size of the lot; if the building was 36-50 feet in height, the required acreage must be at least 30 acres.

Mayor Dial stated that the action taken tonight is strictly procedural as it pertains to the language in the zoning ordinance, currently there is no language pertaining to movie studios and sound stages.

Mayor Dial opened the public hearing for anyone that wished to speak in favor of the first text amendment as it pertained to adding "movie/media production studios (including ancillary businesses that supply support services, equipment and resources to the movie/media industry)" as a permitted use in the M-1 zoning district.

Mr. Richard Taylor, a Fayetteville resident spoke in favor of the item. He stated that he had been a resident of Fayette County for two years and moved as a result of Pinewood Studios and wanted to clear up any misconceptions that the movie studios only hired temporary or out of state employees. He added that he and his wife was personally familiar with dozens that worked in the film industry and at Pinewood who all live in Georgia as full time residents.

Mr. Jeff Mellin, a resident on Brunswick Drive in Tyrone spoke in favor of the item. He informed everyone that he retired five years ago and is a Master Gardener in Fayetteville. Since his retirement he has been involved with 4-H and the Veterans Memorial. He stated that when Pinewood Studios was approved, residents had a preconceived notion that the "California culture" would arrive along with an increase of crime. He shared that his experience was that he could not have asked for a better organization to work with. They follow the Dan Cathy way of doing things quietly. They've assisted organizations, financially and through volunteerism; always in the background helping out. There is now a partnership between Georgia Military College and Pinewood Studios. The college has slowly implemented more classes in line with Pinewood's needs. This is a plus for our city, as a homeowner in Tyrone this would bring the types of people I would like to associate with. He applauded Mayor and Council and Founder's Studio for considering Tyrone as their new home.

Mayor Dial opened the public hearing for anyone that wished to speak in opposition of the item. No one spoke.

Council Member Housley made a motion to approve to amend Section 113-130 to add movie/media production studios (including ancillary businesses that supply support services, equipment, and resources to the movie/media industry) as permitted uses in the M-1 zoning district.

Council Member Howard seconded the motion. Motion was approved 4-0.

Council Member Furr made a motion to amend Section 113-155 and Section 113-133 to establish an exception to the height restrictions for non-residential structures used for sound stages associated with movie/media production studios located in a Planned Industrial Production Studios.

Council Member Matthews seconded the motion. Motion was approved 4-0.

3. Consideration of a text amendment to Section 113-190, pertaining to “Conditional use approval”, of Article VII of the Zoning Ordinance of the Town of Tyrone, revise conditions pertaining to “dog grooming shops”. *Phillip Trocquet, Planning & Development Coordinator.*

Mr. Trocquet stated that at the May 4, 2017 Council meeting there were a few housekeeping items on the agenda. He added that Council had taken notice that dog grooming shops did not have the same conditions as other pet boarding uses in the zoning ordinance; such as noise barriers and setbacks. He added that with this text amendment, dog grooming shops would include those conditions.

Mayor Dial opened the public hearing for anyone that wished to speak in favor of the item.

No one spoke.

Mayor Dial asked if anyone would like to speak in opposition of the item. No one spoke.

Council Member Matthews made a motion to amend Section 113-190 to revise conditions for “dog grooming shops”.

Council Member Housley seconded the motion. Motion was approved 4-0.

**Old Business:**

**New Business:**

**Public Comments**

Ms. Chris Madison who lives in The Estates and is the Coordinator of the Tyrone Garden 30290 approached Council. Ms. Madison stated that her and her co-pilot, Jeff Mellin started Tyrone Garden 30290 in 2015 with fifteen beds and now had twenty-nine beds, yielding everything from white eggplant to okra peanuts. She invited everyone to visit.

She then stated that Tyrone Elementary School may be re-opening and that the garden would need a new home. She asked everyone to start looking into a new location within Tyrone in the next two years. Our need is about the same size, also with access to water. She stated that the interest is growing; however, with the uncertainty they had to slow down production. Mr. Mellin stated that he joined as a Master Gardener and found that he was meeting new residents that were interested in becoming members of the garden. It is a wonderful opportunity to give back to the community and to share with families in need. It builds community spirit. Mayor Dial stated that if there were any property owners that could spare an acre or two and would like to support a non-profit project, now was the time.

### **Staff Comments**

### **Council Comments**

### **Executive Session**

Council Member Matthews made a motion to move into Executive Session to review June 15, 2017 Executive Session Minutes.

Council Member Housley seconded the motion. Motion was approved 4-0.

Council Member Furr made a motion to reconvene.

Council Member Matthews seconded the motion. Motion was approved 4-0.

Council Member Furr made a motion to approve the June 15, 2017 Executive Session Minutes.

Council Member Howard seconded the motion. Motion was approved 4-0.

### **Adjournment**

Council Member Furr made a motion to adjourn. Meeting adjourned at 7:31 pm.

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Eric Dial, Mayor

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Dee Baker, Town Clerk