

**Tyrone Town Council  
Meeting Minutes  
Thursday July 20, 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

Recreation Manager Mitch Bowman

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.

Pastor Jerry Cross from Straight Forward Church spoke regarding his new Church located on Palmetto Road. He stated that he has been in ministry for thirty years and that he started his new Church two years ago. He and his parishioners were meeting at the Tyrone Depot and since have expanded and is leasing property at the former lawnmower shop on Palmetto Road. He added that for six months they had worked tirelessly with volunteers painting and cleaning their new facility. He added that last month the Fayette County Fire Marshall closed them down with what began as a basic safety inspection on June 16<sup>th</sup> due to the facility being an assembly and no longer a business. On June 23<sup>rd</sup>, after meeting with the Town of Tyrone and Safebuilt (Tyrone's building inspector) he stated that the Fire Marshall indicated that they had no choice but to shut them down. Pastor Cross stated that he understood that the biggest holdup steamed from a septic issue due to a leaking toilet from a separate building. He stated that the property owner was aware that the septic system may need to be replaced. In the mean-time the Church was left without a place to meet. This places a strain on our people and the ability for the Church to strengthen and assist the community. We are looking for help from Council as issues pertain to the County. We meet once a week for two hours from 9:30 am to 11:00 am. We average 40-50 people and we do not use the restroom at the same time. He thanked Council for their time.

Mayor Dial thanked Pastor Cross for what he is doing for the community. Mayor Dial requested that staff work with the County on Pastor Cross' behalf.

## **Approval of Agenda**

Council Member Matthews made a motion to approve the agenda.

Council Member Housley 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, July 6, 2017

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

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

## **Presentations/Recognition:**

### **Public Hearing:**

1. Consideration to recommend approval of a Development Plan from applicant Nathan Dockery establishing guidelines and provisions for a Planned Industrial Park overlay district to accommodate the “Founders Studios” movie/media production PUD (Planned Unit Development). ***Phillip Trocquet, Planning and Development Coordinator***

Mr. Trocquet presented the item and stated that the Planning Commission was presented with the item on June 22<sup>nd</sup>. The materials included the developer’s official Development Plan and Planning Commission recommended approval. He informed Council that the property would be covered by the Town’s Quality Growth Overlay District as well as the PIP (Planned Industrial Park) Overlay district requirements, which was approved by the Planning Commission. He added that the provisions outlined in the overlay districts included more robust landscaping requirements as well as additional architectural design standards. The rezoning of the property would be for the accommodation of Founders Studios: a light industrial/technology Planned Unit Development. Mr. Trocquet also stated that included with the Development Plan submitted, was a copy of the items required by the Town’s ordinance: a Summary of Intent, Architectural Guidelines & District Provisions, a Comprehensive Traffic Study, and Professional Renderings of Proposed Structures. He summarized that the proposed development was fully compatible with the Town’s Comprehensive Plan. The description given in the Town’s Comprehensive Plan for the property’s land use district stated that the “Community Gateway will be planned with the highest-quality architectural and landscape standards... (and) is regarded as a prime location for future medical, entertainment, and other emerging high tech industries.” He added that the development strategy for the Community Gateway aims to “protect scenic views along the corridor, limit access points and screen development from view with a wide natural buffer, berms, and landscaping.

All development should promote high standards of architecture, landscaping, and sign controls to improve corridor appearance and maintain traffic speeds and capacity through access management and inter-parcel access. He added that the proposed development plan included all items laid out in the Comprehensive Plan for the development of the Community Gateway District as well.

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

No one spoke.

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

No one spoke.

Mayor Dial asked Mr. Trocquet to reassure Council that in twenty-five years from now, the Council in place would not be handicapped in any way for any type of change to that property. Mr. Trocquet stated that in order to protect from future warehousing or a trucking businesses, Council would need to maintain and update the Town Development Plan, per Section 113-133 of the zoning ordinance. Any change to the property, developers would have to submit a plan to the Planning Commission and Council for approval. Mayor Dial then asked Mr. Dockery and Mr. Harbin if they were comfortable with the addition to the Development Plan. Mr. Dockery stated that they were fine with the proposed language.

Council Member Furr made a motion to accept the Development Plan as presented.

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

2. Consideration to recommend approval to rezone a 46.4 acre tract off the corner of Jenkins Road and Highway 74 North from O-I (Office Institutional) to M-1 (Light Industrial) with a PIP (Planned Industrial Park) Overlay. ***Phillip Trocquet, Planning and Development Coordinator***

Mr. Trocquet stated that he was seeking Council's approval to rezone a 46.4 acre tract of land off the corner of Jenkins Road and Highway 74 North from Office Institutional to Light Industrial with a Planned Industrial Park Overlay. He informed Council that the tract was originally eighty-eight acres and was replatted and approved by the Planning Commission. The existing zoning is Office Institutional, existing land use is undeveloped. The zoning to the North is Agricultural Residential, to the South is C-1 Commercial and Educational Institutional, to the East is Educational Institutional, to the West is Office Institutional, Agricultural Residential and Heavy Manufacturing. The future plan is compatible with the Future Land Use Map and Comprehensive Plan and staff recommended approval.

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

No one spoke.

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

No one spoke.

Council Member Howard inquired of the multiuse plan to the east of the property. Mr. Trocquet stated that presently, the Development Plan does show plans for a multiuse path and a corridor for utilities.

Council Member Matthews made a motion to approve the Rezoning of the 46.4 acre tract off the corner of Jenkins Road and Highway 74 North.

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

**Old Business:**

**New Business:**

3. Consideration to accept a bid from GAMETIME for the Shamrock Park Train Playground.

*Mitch Bowman, Recreation Manager*

Mr. Bowman requested to move forward with the approved Capital Improvement Plan budgeted item in order to begin construction.

Council Member Furr made a motion to approve the bid from GAMETIME for the Shamrock Train Playground for \$26,751.91.

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

4. Consideration to accept a bid from Stage Depot for the Recreation Entertainment Stage.

*Mitch Bowman, Recreation Manager*

Mr. Bowman requested to move forward with the entertainment stage that was also a Capital Improvement Plan approved item.

Council Member Furr asked Mr. Bowman what materials were used to construct the stage. Mr. Bowman replied that the stage was made of aluminum and metal. She also asked if the Zumba or Jazzercise classes would take place on the stage. Mr. Bowman assured her that the stage was only for performers, such as the Sandy Creek High School choral group.

Council Member Matthews made a motion to approve the bid from Stage Depot for the Recreation Entertainment Stage \$5,444.82.

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

5. Consideration to approve Resolution No. 2017-08 in support of Fayette County's application to the Atlanta Regional Commission (ARC), for the Transportation Improvement Program (TIP).

*Jonathan Lynn, Town Manager*

Mr. Lynn informed Council that the Atlanta Regional Commission's Transportation Improvement Program (TIP) was discussed at the Council Budget Workshop in May. A letter was issued in support of the TIP for transportation improvements along with Fayette County, which is now just under ten million dollars. Tyrone's portion is \$995,000 which requires a 20% match. In addition to the letter, ARC is requiring a supporting Resolution. ARC has received over two hundred million dollars in grant applications and the process will be very competitive.

Council Member Matthews made a motion to approve Resolution No. 201-08 in support of Fayette County's application to the Atlanta Regional Commission (ARC), for the Transportation Improvement Program (TIP).

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

#### **Public Comments**

#### **Staff Comments**

Chief Perkins reminded Council that last year the Police Department implemented the use of tasers; which included a yearly cost for the recertification of each officer, extra batteries and additional cartridges for training. He added that he had placed the anticipated cost in the budget. He stated that the \$1,500 was for the Axon (Taser) unlimited plan which included cartridges and batteries. Chief Perkins stated that he considered that \$1,500 was a lot of money for cartridges that may never be used and asked Axon (Taser) for a different plan or to "pay as we go". Axon has a five-year plan that is customized to our need. The quote states that every year the Police Department will receive twenty-six training cartridges. The breakdown would be as follows; year one, \$833.30, year two \$833.30 which locks in our price for five years, year three would be \$1,232.86, which would include seven batteries and training cartridges, year four would be \$1,505.78, which includes, six batteries and ten field use cartridges and year five the cost would be back at \$833.30 for training cartridges.

He informed Council that this was a great deal, considering that the cost for cartridges were always on the rise. He concluded that the plan would be beneficial, the department would not be committed to \$1,500 every year and cartridges would not be wasted. The department would be locked in at a lower price and would still attain the much needed supplies.

Council Member Furr made a motion to approve the five year plan from Axon.

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

Mr. Trocquet informed Council that the he received a call from a representative from the Carl Vision Institute's RSVP grant program regarding their study two weeks ago. Specific focus areas have been identified. They have preliminary deliverables and wish to come for another walk downtown and take more pictures to form their second assessment. He informed everyone that the representatives should be in Town at approximately 11:00 am on Monday, July 24<sup>th</sup> and extended the invitation.

Ms. Baker informed everyone that it was an election year and that qualifying would begin on Monday, August 21<sup>st</sup> at 8:30 am and would continue through Friday, August 25<sup>th</sup> at 4:30 pm. She added that packets would be available on Monday, July 31<sup>st</sup>.

### **Adjournment**

Council Member Matthews made a motion to adjourn. Meeting adjourned at 7:30 pm.

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Eric Dial, Mayor

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Dee Baker, Town Clerk