

**Tyrone Town Council
Meeting Minutes
May 17, 2018**

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
Finance Manager Sandy Beach
Court Clerk April Spradlin
Town Attorney Dennis Davenport
Town Clerk Dee Baker
Planning & Zoning Coordinator Phillip Trocquet
Recreation Manager Mitch Bowman

Mayor Dial opened the meeting and gave the Invocation which was followed by the Pledge of Allegiance.

Approval of Agenda

Council Member Housley made a motion to approve the agenda.
Council Member Howard 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.*

Council Member Matthews made a motion to approve the consent agenda.
Council Member Housley seconded the motion. Motion was approved 4-0.

Approval of minutes, May 3, 2018.

Consideration of the renewal of the Indigent Defense contract with the Public Defender's Office Griffin Judicial Circuit for FY 2018-2019. *April Spradlin, Court Clerk*

Consideration of deeming nine (9) used Town vehicles surplus property.

Brandon Perkins, Police Chief

Presentations/Recognition:

Brady Hamill, Parks and Recreation Internship. ***Recreation Manager, Mitch Bowman***

Mr. Bowman stated that he was approached by Sandy Creek’s Career and Academic Adviser, Melanie Duncan and Virginia Gibbs from Fayette County’s Work-Based Learning & Youth Apprenticeship Program at the beginning of the school year. We were very lucky to have acquired Mr. Brady Hamill from the apprentice program. Mr. Hamill has assisted with our youth Baseball, Soccer and Softball Programs. He has worked special events and weekends. We hope that he has taken away some community pride and we wish him well on his next four years of education. Mr. Bowman declared that Brady was a perfect example of the type of people that we want to come back home and be a part of this community. He is an amazing young man and a lifelong Tyrone resident. We will miss him. Mr. Hamill stated that this was a new experience for him outside of the classroom. He added that he had never worked a real job before and that he could not have asked for a better supervisor. Mr. Bowman is the most organized person I have ever seen. He is always trying to make the Town better and constantly looking for new projects. Mayor Dial added that Mr. Hamill learned from the best. Brady’s parents Todd and Nancy Hamill were in attendance.

Public Hearing:

1. To consider text amendments to the following sections of the Town of Tyrone Zoning ordinance. ***Phillip Trocquet, Planning & Development Coordinator.***

Mr. Trocquet read the following nine text amendments being proposed.

a. Section 113-2, pertaining to “Definitions” of Article I of the Zoning Ordinance, to remove definitions for “automotive repair/service station” and “automotive sales and repair” and to add definitions for the following: “Automobile, Automobile Repair, Automobile Sales, Automobile Service Station, Commercial Motor Vehicle Repair, Commercial Motor Vehicle Sales, and Small Engine Sales and Repair.”

b. Section 113-128, pertaining to the “Downtown Commercial District (C-1)” of Article V of the Zoning Ordinance, to add “Automobile Repair” and “Small Engine Sales and Repair” to the list of conditional uses identified in subsection (b).

c. Section 113-129, pertaining to the “Highway Commercial District (C-2)” of Article V of the Zoning Ordinance, to remove paragraphs (a) (9), (b) (4), (b) (9), (b) (19), and (b) (27) and subsequently add “Automobile Repair”, “Automobile Sales”, “Commercial Motor Vehicle Repair”, “Commercial Motor Vehicle Sales”, and “Small Engine Sales and Repair” to the list of conditional uses identified in subsection (b).

d. Section 113-130, pertaining to the “Light Industrial District (M-1)” of Article V of the Zoning Ordinance, to remove paragraphs (b) (4), (b) (11), (b) (12), and (b) (16) and subsequently add “Automobile Repair”, “Automobile Sales”, “Automobile Service Station”, “Commercial Motor Vehicle Repair”, “Commercial Motor Vehicle Sales”, and “Small Engine Sales and Repair” to the list of conditional uses identified in subsection (b).

e. Section 113-190, pertaining to “Conditional Use Approval” of Article VII of the Zoning Ordinance, to remove and replace paragraph (10) entitled “Automobile Repair and Paint Shops” with “Automobile Repair” and succeeding conditions.

f. Section 113-190, pertaining to “Conditional Use Approval” of Article VII of the Zoning Ordinance, to remove and replace paragraph (49) entitled “Motor vehicle sales and repairs; boat dealer; recreational vehicle; commercial vehicle dealer” with “Automobile Sales” and succeeding conditions.

g. Section 113-190, pertaining to “Conditional Use Approval” of Article VII of the Zoning Ordinance, to add a new category, in proper alphabetical order, entitled “Commercial Motor Vehicle Repairs. (M-1)” and succeeding conditions to the allowed conditional uses.

h. Section 113-190, pertaining to “Conditional Use Approval” of Article VII of the Zoning Ordinance, to add a new category, in proper alphabetical order, entitled “Commercial Motor Vehicle Sales. (C-2, M-1)” and succeeding conditions to the allowed conditional uses.

i. Section 113-190, pertaining to “Conditional Use Approval” of Article VII of the Zoning Ordinance, to add a new category, in proper alphabetical order, entitled “Small Engine Sales and Repair. (C-1, C-2, M-1)” and succeeding conditions to the allowed conditional uses.

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

No one spoke.

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

Council Member Housley made a motion to add the aforementioned text amendments as presented by Mr. Trocquet.

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

2. To consider a text amendment to section 113 of Article V of the Zoning ordinance to add provisions for a new zoning district entitled “Community Mixed Use District (CMU)” and succeeding conditions and regulations.

Phillip Trocquet, Planning & Development Coordinator.

Mr. Trocquet stated that the proposed changes were for a newly proposed zoning district. He added that most cities have added a mixed use zoning district; it is the building trend. He added that staff and Planning Commission recommended approval.

Mayor Dial opened the public hearing for anyone that wished to speak in favor of the item. Mr. Nathan Dockery spoke. He stated that the mixed use would be a great element to the zoning ordinance. He added that from a safety standpoint it also added a residential component to commercial and office use that would have eyes on property twenty-four hours a day; which would cut down on crime. People take more pride when they work and live in the same community.

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 the text amendment to Section 113 of Article V of the Zoning Ordinance to add provisions for a new zoning district entitled “Community Mixed Use District (CMD) and succeeding conditions and regulations.

Council Member Matthews seconded the motion. Motion was approved.

Council Member Howard referred to Mr. Lynn. Mr. Lynn stated that through conversations under Section 1., (b), (5) to add language; that any property that would be determined CUM zoning district, that development must abut Highway 74. He added that there were also conversations regarding existing public streets. Reviewing the language in number (4) where mentioned “parcels have frontage on the same side of the street” makes the language null and void. Mr. Davenport suggested tightening the language further to clarify interpretation.

Council Member Howard stated that through discussions with Mr. Lynn while looking at the property tax map, there were areas with forty acres that may not be suitable for this zoning. We wanted to make sure that we covered and made the stipulations that would work for the Town. Council Member Howard added that Mr. Lynn suggested along Highway 74 be specified and she thought that was applicable. Council Member Howard indicated that she was open for suggestion regarding the distance. Mr. Davenport suggested indicating approximately two hundred linear feet along Highway 74. He added that if you refer to your minimum width lot size, the district that has the most width requirement should be one hundred to one hundred fifty foot range. If a forty acre tract had a minimum of two hundred feet frontage that would be easy to cover with that much acreage. It would be difficult with a flag lot.

Council Member Housley amended his motion to add number (5) to Section 1. (b) with language requiring said property with frontage on Highway 74 to have a minimum of 200 linear feet setback.

Council Member Matthews amended his second. Motion was approved 4-0.

New Business:

3. Consideration to approve First Baptist Church of Tyrone's annual Fall Festival.

Mitch Bowman, Recreation Manager

Mr. Bowman stated that the annual festival usually takes place on Halloween; however, this year Halloween is on a Wednesday. First Baptist Church of Tyrone is requesting the use of Shamrock Park for Saturday, October 27th at 4:00 pm- 6:00 pm.

Council Member Matthews made a motion to approve the Fall Festival for Wednesday, October 27, 2018 from 4:00 pm- 6:00 pm at Shamrock Park.

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

4. Consideration to award a bid for the paving of Castle Lake Drive, Castle Lake Court, Wheaton Way and Briarwood Road. ***Jonathan Lynn, Town Manager***

Mr. Lynn stated that the Town received two bids for the paving of Castle Lake Court, Castle Lake Drive, Briarwood Road, Rosses Point, Lismore Court and Wheaton Way. Unfortunately, at this time the budget would only allow for the paving of all mentioned roads except for Rosses Point and Lismore Court; they will be placed on the following year's paving project list. Briarwood Road was included to reduce the cost and is scheduled for paving near July 1st. All roads were budgeted at \$730,000. Atlanta Paving and Concrete was the low bidder at \$717,145 saving the Town approximately \$13,000.

Council Member Furr made a motion to award the contract to Atlanta Paving and Concrete in the amount of \$717,145 for the paving of Briarwood Road, Castle Lake Drive, Castle Lake Court and Wheaton Way.

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

5. Consideration to approve two (2) new portable radios for the Police Department.

Brandon Perkins, Police Chief

Mr. Lynn relayed that the Police Department was slowly phasing out their old radios and was requesting the purchase of two new radios to be funded through the Federal Drug Fund.

Council Member Housley made a motion to approve the purchase of two new Kenwood Viking VP 6430 radios under State Contract in the amount of \$6,442 funded by the Federal Drug Fund. Council Member Howard seconded the motion. Motion was approved 4-0.

Staff Comments

Mr. Lynn wished Mr. Trocquet a Happy belated Birthday.

Mr. Lynn congratulated Mr. Bowman (in his presence) for meeting one of his career goals by receiving his Certified Park and Recreation Professional (CPRP) certification.

Executive Session

Council Member Howard made a motion to move into Executive Session to review the Executive Session Minutes from May 3, 2018.

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

Council Member Housley made a motion to reconvene.

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

Council Member Matthews made a motion to approve the May 3, 2018, Executive Session minutes.

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

Adjournment

Council Member Furr made a motion to adjourn. Motion was approved 4-0.

The meeting adjourned at 7:28 pm.

Eric Dial, Mayor

Dee Baker, Town Clerk