

TYRONE TOWN COUNCIL MEETING - WORKSHOP

MINUTES

November 06, 2025 at 5:30 PM

Eric Dial, Mayor

Gloria Furr, Mayor Pro Tem, Post 4

Jessica Whelan, Post 1

Dia Hunter, 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: *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 Hunter, Seconded by Council Member Campbell.

Voting Yea: Council Member Campbell, Council Member Furr, Council Member Whelan, Council Member Hunter.

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.*

VII. PRESENTATIONS

VIII. PUBLIC HEARINGS

IX. OLD BUSINESS

X. NEW BUSINESS

1. Review of draft standards for alcohol license provisions for event and performance venues. Phillip Trocquet, Assistant Town Manager

Mr. Trocquet opened by sharing that through discussions held at the Planning Workshop in March came an ordinance that focused on catered special events. Tonight's discussion will focus on event venues per Council's response.

The discussion highlighted venues that were currently operating under the BYOB method, which the Town's ordinances did not allow. Mr. Trocquet stated that the new ordinance goals would be to allow event venues and performing arts spaces to balance serving alcohol without creating loopholes for bar-only establishments.

Mr. Trocquet reviewed the red line ordinance. He highlighted that the establishments would be required to go through an application process that included a copy of the rental contract. He shared that approved event venues, banquet halls, and performing arts venues would be exempt from the requirement 55% of sales must come from food. He clarified that Section 4-164 explained other requirements that were needed. It also indicates that 55% of the gross revenue must come from charges other than alcohol, such as the rental contract or ticket sales, as example.

He outlined all operation standards for event venues/banquet halls, then he covered the same for performing arts venues. He added that the event had to be a bona fide event, and alcohol could not be sold before or after the event. Council Member Whelan then mentioned nefarious activity. Mr. Trocquet stated that there were additional ordinances against those types of events.

The discussion then covered the differences between service windows, times, and methods of serving, such as servers serving seated guests or guests going to a specific spot in the venue to receive alcohol. Council also discussed how the de-escalation process would take place if someone did not follow the ordinance. Mr. Trocquet stated that it would fall on the venue owner. Mr. Trocquet noted that he needed to change the wording in Sec. 4-164 (c) to reflect "alcohol" revenue. Mr. Trocquet stated that he would make the correction to Sec. 4-164 (c) and return at the next meeting for the ordinance approval.

2. Review of the Town's Streetscape & Mobility LCI for future Adoption. Phillip Trocquet, Assistant Town Manager

Mr. Trocquet opened the discussion. He stated that the LCI builds upon the Comprehensive Plan and the 2023 Downtown Plan with a focus on streetscape design and transportation infrastructure downtown, mostly for Senoia Road, Commerce, Arrowood Road, and a portion of Brentwood Road. The objectives were to identify existing conditions within the rights-of-way, improve accessibility for pedestrians, cyclists, and golf carts, enhance pedestrian safety and traffic flow, beautify the Senoia Road corridor, and improve intersections and parking for future capital projects. Additional focus would be on signage, green infrastructure for stormwater management, street tree planting, and public art. The LCI helps to provide data for the SPLOST allocated streetscape improvements and to precisely scope and phase capital projects. The LCI gives the Town the breadth of ideas that are available and is also a prerequisite for accessing regional, state, and federal transportation funding, such as the Transportation Alternatives Program (TAP), ARC LCI funding, and LMIG funding.

The LCI study was \$200,000 with an 80% match from ARC costing the Town only \$40,000 which was fully expended.

Council Member Hunter asked for a timeframe for the entire plan and an estimated cost. Mr. Trocquet directed everyone to the back of their LCI document. He shared that the LCI was a long-term plan and was costly, which the Town would be in a better position for funding with this document. Next year's focus would be the completion of the Shamrock Park phase, which would be partially funded through SPLOST. Over the next 3-5 years, this plan would be partially funded through SPLOST funds. The next phase would be the 10–15-year plan. Mayor Dial clarified that the document was only a guide of ideas. Mr. Trocquet agreed and added that it was a good plan and that most of the pre-engineering work had been completed.

Council Member Campbell inquired about the correlation between the study and the funding. Mr. Trocquet clarified that the LCI document supported the Town applying for very large grants. Council Member Whelan inquired about the high costs of the budgeted items for the public works and public safety projects. Mr. Trocquet stated that there was funding in the budget for the smaller items now, such as directional signage. He also mentioned reflective road domes along Arrowood Road. Council Member Campbell inquired about getting domes along Castlewood Road.

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.*

Mr. Keith Larson, who lives in Peachtree City, approached Council with a request to adopt a resolution supporting the Micromobility Traffic Safety Act. He gave Council information on the 2026 Georgia Code proposed update. He explained the importance of correctly defining micromobility devices, equipment, and speed limits for sharing the roads safely. He was asking for support from Fayette County and its cities through a resolution to gain support from Senator Harbin and Representative Bonner. He added that he could meet with Mayor Dial and Council Members to answer questions.

Mr. Chip Young, owner of Tyrone Depot shared that he was in favor of the alcohol ordinance changes pertaining to event and performance venues.

XII. STAFF COMMENTS

XIII. COUNCIL COMMENTS

XIV. EXECUTIVE SESSION

A motion was made to move into Executive Session for one item of threatened litigation and one real estate item.

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

Voting Yea: Council Member Campbell, Council Member Furr, Council Member Whelan, Council Member Hunter.

A motion was made to reconvene.

Motion made by Council Member Whelan, Seconded by Council Member Hunter.

Voting Yea: Council Member Campbell, Council Member Furr, Council Member Whelan, Council Member Hunter.

A motion was made to approve the Executive Session minutes from October 16, 2025.

XV. ADJOURNMENT

A motion was made to adjourn.

Motion made by Council Member Hunter.

Voting Yea: Council Member Campbell, Council Member Furr, Council Member Whelan,
Council Member Hunter.

The meeting adjourned at 7:00 p.m.

By: _____
Eric Dial, Mayor

Attest: _____
Dee Baker, Town Clerk