

TYRONE TOWN COUNCIL MEETING

MINUTES

July 18, 2024 at 7:00 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

Also present:

Sandy Beach, Finance Manager

Randy Mundy, Police Chief

Scott Langford, Town Engineer / Public Works Director

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.*

A gentleman from the audience (inaudible) inquired about a possible hotel plan that would be located at the Southampton shopping center in front of the residential area. Mayor Dial shared that the item was on a previous agenda but not tonight.

V. APPROVAL OF AGENDA

A motion was made to approve the agenda.

Motion made by Council Member Campbell, seconded by Council Member Hunter.

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

1. Approval of the June 20, 2024 meeting minutes.
2. Approval of 74 South LLC's Stormwater Management Operations and Maintenance Agreement (for 74 South Business Park located at 1400 Senoia Road) with the Town of Tyrone subject to receipt of missing documents prepared to staff's satisfaction.

3. Approval of the Pyro Enterprises Fireworks agreement for the Founders Day fireworks display on October 5, 2024, in the amount of \$11,000.

A motion was made to approve the consent agenda.

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

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

VII. PRESENTATIONS

VIII. NEW BUSINESS

4. Appointment of Mr. Joram Kiggundu to Post 4 of the Town of Tyrone Planning Commission. Eric Dial, Mayor

Mr. Kiggundu shared that he had lived in Town for approximately three years in the Southampton subdivision. He has attended several meetings and participated in the Tyrone 101 course given by Mr. Perkins and staff. He added that he was glad to be a part of the Town and looked forward to serving on the Planning Commission. Mayor and Council welcomed him.

A motion was made to approve the appointment of Mr. Joram Kiggundu to Post 4 of the Planning Commission.

Motion made by Council Member Campbell, seconded by Council Member Hunter.

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

IX. PUBLIC HEARINGS

5. Public Hearing for the consideration of an Alcohol License application from Erum Ali for Sayan Properties 3 LLC d/b/a Glendalough Manor, located at 200 Glendalough Ct. for retail consumption of malt beverage, wine, and distilled spirits. Dee Baker, Town Clerk

Ms. Baker shared that the public hearing was for the consideration of an alcohol license for Erum Ali for Sayan Properties 3, LLC, d/b/a Glendalough Manor located at 200 Glendalough Ct. The application was for retail consumption of beer, wine, and distilled spirits.

She added that legal counsel had reviewed the application, and the required legal ads and signage had been placed according to the Town's ordinance. If approved Ms. Ali would be issued the Tyrone alcohol license to apply for her State license. Once the state license was issued, she could commence alcohol sales at that location. Ms. Baker recommended approval.

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

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

A motion was made to approve the alcohol license for Erum Ali for Sayan Properties 3, LLC d/b/a Glendalough Manor located at 200 Glendalough Ct. for retail consumption of malt beverage, wine, and distilled spirits.

Motion made by Council Member Campbell, seconded by Council Member Furr.
Voting Yea: Council Member Furr, Council Member Whelan, Council Member Campbell, Council Member Hunter.

Council Member Hunter shared that a citizen reached out to him from a neighborhood near Glendalough. Their complaint was that often the celebration would continue outside and become very disruptive and noisy. He suggested reaching out to neighboring communities, building relationships with them and being cognizant of their concerns.

6. Consideration of a rezoning petition from applicant Clarendon Place, LLC to rezone a 32.949-acre tract with parcel number 0738-156 from C-1 (Community Commercial) to TCMU (Town Center Mixed-Use). Phillip Trocquet, Community Development

Council Member Furr recused herself from voting and commenting on the item.

Mr. Trocquet explained that he would combine the two public hearings and that the items were tabled from the May 16, 2024, Council meeting. He added that one was a northern, the other a southern tract. The tabling gave the applicant an opportunity to revise their plan. He stated that regarding the Town's Comprehensive Plan and the development plan, it was located with the Town Center Mixed Use zoning. The TCMU zoning required a more traditional grid-type street pattern with no front-loaded garages facing the street.

Mr. Trocquet stated that since the previous plan, discussions have taken place regarding green space, townhomes, and the layout of the development. He shared that the developer designed a more centralized green/park space and removed the townhomes. He displayed the different styled homes, some of which had rear access through an alleyway, and some with a side access. The developer also reduced the number of cul-de-sacs to one. Mr. Trocquet stated that the number of homes was reduced from 125 to 106. He added that there were 1.9 units per acre, Southampton had 2 and four units per acre, and Tyrone Acres had 2 units per acre. He stated that there were more across the Town with 2 units per acre.

Mr. Trocquet shared that regarding the ordinance compatibility, the TCMU district did encourage walkability with a commercial component. He displayed the 1.6-acre commercial parcel that was in place of the previous townhomes. He stated that regarding the environmental aspects of the development, in the past there was a hold placed on the property from the Environmental Protection in 2008.

Staff understood that the hold no longer existed, and that the developer could speak more about that. Mr. Trocquet stated that during the site process, staff would be reviewing all plans. He stated that the plan was directly tied to the zoning ordinance as it was a Planned Unit Development, PUD, and the developer could not detour from their plan, only minor technical issues.

Mr. Trocquet mentioned the impact on the infrastructure and roadways. The northern tract was C1 (Light Commercial), and the traffic impact would be roughly 1,000 trips per day. He displayed the traffic impact regarding the different types of businesses that were allowed in C1 zoning. He stated that at the lower end, medical and dental offices would produce less impact, and convenience stores and grocery stores would be on the higher end of traffic flow.

He stated that upon the Technical Review Committee review, comments were made regarding future environmental items: staff did not consider adjustments to the layout because of environmental compliance as constituting a feasibility constraint for the purpose of meeting the above standards. He added that staff determined that the base zoning of TCMU was appropriate and that the current development plan met the minimum standards set forth in the Comp Plan, Ordinance, and Downtown Plan.

Mr. Trocquet shared that if Council desired to approve the rezoning request he recommended approval with the following conditions: the existing structures on 165 Palmetto Road be demolished within 90 days of rezoning. The developer dedicated adjoining R/W of Palmetto Road, Spencer Lane, and Arrowood Road (not associated with the Roundabout) and connectivity was also needed to the southern tract.

Mayor Dial stated that as the property was currently zoned, the uses toward the bottom of the displayed graph would be how traffic could impact it. He then asked for clarification, if the current BP gas station was placed within the proposed commercial zoning, it would create an increase in traffic flow. Mr. Trocquet agreed and added that during peak hours the gas station would see 40-50 trips per hour.

Council Member Campbell asked Mr. Trocquet, with the current zoning, what were the uses where the two existing buildings are located. Mr. Trocquet shared that some of the uses would be office space, a shopping center, retail, a small supermarket, a bank, a pharmacy, restaurants, fast food, and a gas station/convenience store with heavy conditions.

Council Member Hunter inquired that as the property was currently zoned, the developer could place any of those uses without coming to Council. Mr. Trocquet clarified that, yes, on the northern tract. The southern tract was currently zoning AR (Agricultural Residential) which was larger single-family homes. Council Member Hunter then clarified if a pet cemetery could go on an AR lot. Mr. Trocquet stated that it could, with conditions.

Council Member Campbell stated that AR zoning would allow the development of a pig farm. Mr. Trocquet stated that yes, they could without Council approval, however, they would need Planning Commission approval, along with staff review, depending on the scope.

Mayor Dial stated that if rezoned to a residential development the traffic impact would be lower. Mr. Trocquet agreed and added that the current zoning would bring more traffic with the uses available. Mayor Dial referred to the density display and shared that currently, the Town had 8 neighborhoods that were of the proposed density or more. Mr. Trocquet agreed.

Council Member Hunter asked what the developer was allowed. Mr. Trocquet stated that along with the contextual element, the ordinance allowed 4 units per acre. The developer was requesting 1.9 units per acre.

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

Richard Ferry, the applicant, spoke regarding his request. He stated that he was representing Brent Holdings/Clarendon Place, LLC. The property was initially purchased in 2018 and they had approached the Town with several applications over the years including incorporating the current two buildings, a residential development, and a combined development before Council. The northern property was surrounded by 3 roads and the development standards would allow 4 units with a road. The commercial side would allow all the uses under the current zoning. After reviewing the Comprehensive Plan/Future Land Use Map they decided to apply for the Town Center Mixed-Use (TCMU) zoning on page 47 of the Comp Plan.

Mr. Ferry shared that after hearing the public comments regarding their displeasure with the townhomes facing Arrowood Road, they removed them. They also added the commercial element which was called for in the TCMU zoning. They also removed most of the cul-de-sacs. The new layout included the called-for traditional grid pattern of streets. He added that removing the townhomes also added more green space. An easement was also added for the creation of a trail. This could also be used as a tie-in to the neighboring development. Mr. Ferry also mentioned how the commercial would tie into the future roundabout.

Mr. Ferry then shared his staff's comments regarding the Town's LCI study-Envision Tyrone as it related to their revised plan. Page 70 reads... *clustering of single-family homes centered around community nodes, such as greenspaces, give a feeling of increased density, while staying true to the quaintness and small-town feel that Tyrone enjoys*. He clarified that the lots were smaller but clustered to create more greenspace. He gave the example of the neighborhood across the street which had no green space or buffers.

Mr. Ferry then referred to page 46 of the LCI, ... *From a development design perspective, the key is in avoiding dispersed development projects that are unrelated to one another and exist in isolation at random locations.* The key was to have connections from one neighborhood to another, which they have accomplished. He stated that page 47 stated, ... *Road connections should be made whenever possible in order to allow for traffic dispersion in a grid-like fashion.* Page 49, ... *Traditional neighborhood developments assuming a primarily residential pattern with a small amount of supporting commercial in the correct context should emulate traditional architecture incorporating elements outlined in the Town Center Overlay.*

Council Member Hunter asked if while keeping greenspace, they would keep the mature trees. Mr. Ferry stated that it would be a challenge, however, most areas surrounding the creek would be preserved. The southern tract would be more of a challenge and would result in the replanting of trees. There would also be a 75-foot buffer along the adjoining residential pieces. Along the road would be a berm and replanting of trees.

Council Member Campbell inquired about the northern tract and how residents would enter through the garage. Mr. Ferry displayed slides indicating how the homes would be built. He then referred to page 121 of the LCI study which had a drawing displaying rear parking. Council Member Campbell read section G. *Driveway to extend a minimum of 20 feet behind the front façade of the primary structure for rear parking.* Mr. Ferry shared that they created a development in Senoia that mimicked that and would incorporate that in Tyrone.

Council Member Whelan pointed out that Mr. Ferry had large front porches and no front garages as per the ordinance, which she liked, also coming from a small town.

Council Member Campbell inquired about the homes becoming rental homes. Mr. Ferry stated that it would be capped by the HOA at 10%-15% with no tourist homes.

Council Member Hunter inquired about the current price point of the homes. Mr. Ferry shared that currently, the homes would be priced at \$600,000 which could change depending on the market. Council Member Hunter asked if the homes would be presales or spec homes. Mr. Ferry shared that it would be a combination of both.

Mayor Dial asked if the development would use national or local builders. Mr. Ferry shared that he would like to stay local. Council Member Campbell asked if any of the homes would have a basement. Mr. Ferry shared that according to the topography, most would be on a slab. Mayor Dial clarified that until an HOA was created, the developer would control rentals. He asked Mr. Ferry to commit to the 10%-15% rental. Mr. Ferry stated that as the declarant he had the authority to control the rentals until the HOA takes over. For the HOA board to make changes they would need greater than a 50% vote to do so. Mr. Ferry then displayed renderings of the new homes with porches, and side and rear garages. He displayed one with a courtyard garage.

Council Member Hunter inquired if the same style of home would be used throughout. He clarified that they do not stagger the homes (one close to the road, one back further). Mayor Dial asked what the square footage would be. Mr. Ferry stated that there would be approximately 2,500 square feet. He moved to the commercial element and displayed renderings of a similar development. It would be landscaped and then displayed a general store with a style that would fit within the development.

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

Mr. Gary Chapo who lives on Arrowood Rd. spoke against the roundabout. It sounded like a good idea but large trucks with 53-foot trailers were still traveling down Arrowood Road. It would only get worse with the development. There were cars with two axles versus 50% of them being trucks with four to six axles. Would the potential homeowners know that their homes were built over hazardous materials?

Mr. Hunihan who lives on Arrowood Road stated that he appreciated that Clarendon Place, LLC made the recommended changes from the Planning Commission. He liked the general store and that they reduced the commercial area from 32 acres to 1 or two. He wished to see more commercial development such as a restaurant.

Ms. Diana Harvey who lives on Oakhurst Drive spoke and asked how the new development would affect the senior citizen's taxes. She also inquired about how fire services, rescue, and schools would also be affected. She shared her concerns about the roundabout how narrow the road was, and whether trucks be able to fit through the roundabout. We need a traffic light and an impact study. It does not seem like a good idea; however, it did need something for control.

Mayor Dial asked staff to clarify the need for a roundabout. Mr. Perkins stated that the need for a roundabout was the result of a traffic study performed by traffic engineers approximately 2 years ago. The 2017 SPLOST called for a mini roundabout. We realized that would not be sufficient, so an engineer was hired for the study. The "traffic circle" was designed to handle commercial vehicles, current traffic, and future traffic. During the study, a traffic light was mentioned but not a choice of the engineers. He added that the ongoing costs to maintain a traffic light were much higher than a roundabout. Mr. Trocquet stated that the level of service for that intersection during peak hours registered as a "D" which was failing. The roundabout would bring the intersection up to a free-flowing A- or a B+. The county also completed traffic studies and due to the connection to Collinsworth Road and Interstate 85, the road would eventually be widened to a 4-lane highway. The plan was heavily opposed by residents, so the plan was to keep Palmetto Road traffic flowing and the speed low.

Ms. Dena Cowan who lives on Arrowood Road shared that her concerns were regarding the traffic, conservation of trees, and that the homes closest to Arrowood and Palmetto Roads, would be back facing the road. She thanked Mr. Ferry for the modifications to the plan and asked if there would be a fence or trees to block that view.

Barbie Wafford who lives on Palmetto Road spoke regarding the roundabout. Is it going to be one or two lanes, was it going to be massive? She added that traffic was horrendous. She suggested a traffic light as the one at Tyrone/Flat Creek Road.

Mr. Rockne Vidourek who lives on Crestwood Road shared that he grew up in Tyrone, moved away, and came back for the non-cookie-cutter neighborhoods. He was disappointed with the number of lots proposed for that small size of land. He agreed that traffic was an issue and suggested more greenspace and trees within the proposed development along with bigger lot sizes.

Mr. Chris Marosy spoke regarding population growth. He thanked Mr. Trocquet for his clarity. He asked, how big does Tyrone want to be. He hoped that the traffic engineer did not do any work with Fairburn or Peachtree City. We need to look at the scope and pause with the current information so citizens can be objective. The current zoning ordinance needs to be looked at, so we are not taken advantage of. He added that all citizens needed to be informed and not act in haste. He thanked Mr. Ferry for the changes but added that he did not like the alleyways. He liked that the project was moving forward but wanted to pause for all citizens to have more information.

Amalie Rosales who lives on Arrowood Road shared that she had been a resident of Tyrone for 20 years and wanted to give a younger opinion. She liked the fact that the current homes were front-facing and inviting. She wished that the proposed development would be integrated into the rest of the area. She was also concerned with the current speed limit on Arrowood and the future influx in traffic. She would like to see front-facing lots and more green space. She added that she would also like to see kids playing in their front yards and riding their bikes, subdivisions cut off from the rest of Town was a tragedy.

Rebecca Marosy who lives off Arrowood Road spoke regarding the roundabout. She stated that the community was happy with the D rating because it did not attract traffic. An A rating would invite more traffic. The current influx of traffic in Fairburn makes it difficult for Peachtree City residents to get to I85. Those residents are diverting into Tyrone onto Palmetto/Collinsworth Road to I85. We do not want to be the natural flow to an already backed-up 85 access from Collinsworth. She added that the Stars Mill area was still developing and all that traffic and the rest of the county would be coming through Tyrone to the Interstate. People are happy with the D rating detouring travelers around Tyrone. She appreciated the developer removing the townhomes, and then pointed out the importance of larger lots. Our land is our access, others that want land are traveling to south Coweta and Hogansville for land.

(Young) Edison Marosy who lives off Arrowood stated that having more houses took up a lot of room leaving very small yards. Kids' parents are not able to take them to the park every day which leaves them playing video games inside which is not good.

Tara Bryan who lives on Westmont Way shared her concerns with the possibility of more traffic coming through Southampton to Hwy 74 if traffic became more of an issue.

David Swafford who lives on Palmetto Road shared his concerns regarding the traffic on Palmetto Road, especially the 18-wheelers and dump trucks. It is very dangerous. There must be a solution to traffic. It would be an issue with the roundabout and if the train was stopped, traffic would back up. He also asked where the entrance and exit were to the commercial property for the development.

Mr. Ferry appreciated Edison's comments and he would love to produce bigger front yards; however, the market shows a need for more greenspace and smaller lots. He stated that regarding taxes, fire services, and schools, that type of house would pay for itself. He clarified that there were 6 lots that backed up to Arrowood Road. A berm would be created, and he did not like fences, he would place a green fence with magnolia trees and evergreens. Initially, the townhomes fronted Arrowood, and no one liked that either. It made more sense for the homes to face the access road within the subdivision. He stated that regarding the Southampton cut through, the study did not indicate that, however, it was possible. He did not mean to begin the traffic conversation, but he believed that everyone would adjust to the roundabout.

Mayor Dial asked for clarification on the entrance and exit to the commercial property. Mr. Ferry stated that it would be approximately 150 feet off the roundabout. Mayor Dial stated that travelers would save more time if they would cut through the Publix parking lot if they were to cut-through, not Southampton.

Council Member Campbell stated that the traffic issue was separate from the development. The roundabout design came long before the development. He mentioned that the GDOT would be shutting down the corridor at Interstate 85 for at least 2 years. Also, Peachtree City would be working on the 74/54 intersection. Tyrone was and would be a cut-through. Our roads are public roads, we are concerned about traffic. He added that traffic was the number 1 priority in any subdivision. Our police department is second to none, but the officers cannot be everywhere at one time. He stated that the roundabout would help the traffic flow. Would it cut down on traffic? No one knows the answer to that, but we will do our best.

Council Member Whelan asked for clarification on how the green space would be used.

Mr. Ferry stated that there would be a trail around the creek conservation area. It was a great amenity, and the HOA would maintain it. The lower conservation area could house a "tot lot" or small playground, a pavilion, or a dog park. It would not be able to house a pool. He added that another requirement would be the multiuse cart paths connecting other developments.

Council Member Hunter shared that the multiuse paths were key as the Town was currently further developing Shamrock Park. Connectivity to the paths would bring more residents downtown and to the park.

He added that the Downtown Development Authority (DDA) was currently working with an individual to bring another restaurant downtown. He thanked Mr. Ferry for taking the public's input into consideration, most developers have a plan in mind and try to force the idea without citizen input. Mr. Ferry thanked Council for the time to amend the document.

Mr. Davenport stated that multiple parcels required multiple public hearings. He advised to hear both public hearings before a vote.

Mayor Dial asked Mr. Trocquet if there was a separate presentation. Mr. Trocquet stated that there was not, however, he restated the conditions of the northern property. The demolition of the two buildings on the property for the northern tract, for the southern tract would be the addition of the access point, and for both properties any right-of-way would be dedicated to the Town.

Mayor Dial asked the applicant if he had anything further to add regarding the southern tract. He did not.

Mayor Dial opened the public hearing for anyone who wished to speak in favor of the rezoning of a 21.887-acre tract with parcel number 0738-158 from AR (Agricultural Residential) to TCMU (Town Center Mixed-Use). No one spoke.

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

Melanie Allen who lives on Arrowood Road asked for clarification on the side and front yard measurements. Her understanding was that between properties were 5 feet and the front yard was only 15 feet which calculated to 10 feet in between homes. In her opinion, these were still townhomes. She stated that their son was 7 and due to the traffic on Arrowood he was unable to ride his bike. Her husband grew up in their house and in the 80's and 90's was able to ride his bike all over Tyrone. Growth was inevitable but as a young family, we would not purchase these homes because our kids would not be able to play outside. As Edison said, kids need outside time, not screen time. She and her husband grew up in Tyrone and have fond memories, the more Tyrone builds and packs residents in, the more we lose that small-town feel. She added that the trees needed to remain, and the decision should be clear-cut.

Ms. Stalling Marosy who lives on Alison Way shared that the homes would be bought however, do we want high density? The southern tract was zoned Agricultural Residential for larger lots which added to Tyrone's charm. Would they still be able to have gardens and chickens, and land to call their own? Her family lived on a one-acre lot and was still able to have those things and to live close to Atlanta. She stated that it was said that the proposed development was compatible with the surrounding neighborhoods. It seemed that the surrounding neighborhoods had larger lots and several farms.

She stated that she understood that growth was inevitable, however, another dense neighborhood to add to the 8 was not necessary. We need to get away from cookie-cutter neighborhoods. Her family came from Decatur, and it made her mom happy that they could ride their bikes without the traffic.

“Cheryl” spoke regarding the through traffic in the Southampton subdivision. The development would bring more traffic through the neighborhood, they already speed, so it would be worse. She mentioned that Publix parking was difficult to locate. Would there be another grocery store? Publix was attracting Fairburn citizens. We keep building but adding another grocery store would accommodate the new growth.

Mr. Ferry answered the question regarding 5-foot side yards and 15-foot front yards. That was correct according to the ordinance and the comprehensive plan. He indicated that the “yellow” lots would have the driveways on the side leaving additional front and side space. Mayor Dial clarified that homes would be at least 10 feet away and some more including the driveway. Council Member Campbell clarified the conditions as the two buildings being taken down on the northern tract within 90 days, the connectivity on the southern tract, and the

Council Member Furr recused herself.

A motion was made to approve the rezoning of parcel number 0738-156 from C-1 (Community Commercial) to TCMU (Town Center Mixed-Use) for the 32.949 acre-tract with the conditions that the two current buildings be demolished within 90-days and that the developer dedicates adjoining R/W of Palmetto Road, Spencer Lane, and Arrowood Road (not associated with the Roundabout).

Motion made by Council Member Campbell, seconded by Council Member Whelan. Voting Yea: Council Member Whelan, Council Member Campbell, Council Member Hunter. Council Member Furr recused herself.

7. Consideration of a rezoning petition from applicant Clarendon Place, LLC to rezone a 21.887-acre tract with parcel number 0738-158 from AR (Agricultural Residential) to TCMU (Town Center Mixed-Use). Phillip Trocquet, Community Development

A motion was made to approve the rezoning of parcel number 0738-158 from AR (Agricultural Residential) to TCMU (Town Center Mixed-Use) for the 21.887-acre tract with the condition that the developer dedicates adjoining R/W of Palmetto Road, Spencer Lane, and Arrowood Road (not associated with the Roundabout) and connectivity was also needed to the southern tract.

Council Member Furr recused herself.

Motion made by Council Member Campbell, seconded by Council Member Hunter. Voting Yea: Council Member Whelan, Council Member Campbell, Council Member Hunter. Council Member Furr recused herself.

X. OLD BUSINESS

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.*

Ms. Lynn Redwood who lives on Trickum Creek stated that she served on the Planning Commission for 8 years and the Town Council for 2 years and was sympathetic with the citizens regarding growth. She stated that the Comprehensive Plan began in the 80's, which included Planned Unit Development. That was when the 1-acre lots became 4 units per acre. She asked them to review the Comprehensive Plan look at the areas in question and determine if the zoning was appropriate and if that was the direction the Town wished to go in. Now would be the time to change the zonings.

XII. STAFF COMMENTS

XIII. COUNCIL COMMENTS

Council Member Hunter asked staff when the last time the Comprehensive Plan and Future Land Use Map was discussed. Mr. Trocquet shared that the Comprehensive Plan was updated in 2021 and the Land Use Map in 2022. There were multiple public engagement sessions, including online participation and multiple public hearings, where approximately 500 citizens were involved.

Council Member Hunter shared that there was also the Citizen Academy which allowed citizens the opportunity to voice their opinions on zoning matters. We have inherited decisions made in the past which have become a legal document that Council followed by the law. It was in the best interest of the citizens that Council follows the law to prevent us from getting sued and protect taxpayer dollars. Council would also do right by Tyrone regardless of how citizens feel about our decisions. The applicant had owned the land for a long time, it was a process, and he had rights. He added that Council would also protect the citizens and their property rights. He stated that Mayor Dial asked everyone to stay civil and he realized that citizens were emotionally charged. Council Member Hunter asked that citizens respect the process and be informed. Get involved with the Citizen Academy. We as Council are also citizens and homeowners and do our best as Council. He understood that things did not go as some had planned, however, Council was going to do what was legal and ethical.

Council Member Campell shared that he would like for Council to consider that the Tyrone Police Department needed to hire an additional two officers moving forward which would bring the force to twenty members. He suggested that one new hire begin on January 1, 2025, and the other begin by July 1, 2025.

Motion made by Council Member Campbell, seconded by Council Member Whelan.
Voting Yea: Council Member Furr, Council Member Whelan, Council Member Campbell, Council Member Hunter.

Mayor Dial asked Chief Mundy what the formula was for the need for additional officers.

Chief Mundy stated that currently there were seventeen officers, including himself, with two openings. After the additional two officers were hired a staff analysis would be carried out, usually indicating that there would be no need for more. However, studies did not include sick time, class time, and vacations as a factor. He also gave the example of when two officers were on duty at any time and one was performing an arrest, or visiting the jail, or hospital, other agencies would step in to assist and Tyrone usually helped other agencies as well. He stated that he would welcome two additional officers on a swing shift on each team. Chief Mundy informed Council that one officer was aiming to retire soon and if needed, the detective would also fill in when needed.

Mayor Dial asked what it would look like if two more were hired. Chief Mundy stated that currently there were two open positions and three applicants. The applicants would first perform a ride-along to get to know the officers they would be working with. Hiring had been difficult in the past; however, Council had made it easier with adjustments to pay, retirement, and benefits. The last candidate was sent to the academy and graduated close to the top of the class.

Mayor Dial asked about the cost of two additional officers. Mr. Perkins stated that based on base pay, benefits, and family insurance, the annual cost would be \$186,417.94 not including the full equipment and uniforms for both. That total would be approximately \$190,000 to \$200,000 for the first year, then approximately \$187,000 for both. Mayor Dial asked if the budget had already been approved, how would that process work? Mr. Perkins stated that if Council Member Campbell's proposal was approved, there would need to be a budget amendment for the officer in January. Next July, the second officer would be added to the FY25/26 budget.

Council Member Whelan asked for clarification regarding staffing and coverage. Chief Mundy explained that fully staffed would require three officers for each of the four shifts. With two additional officers, they would work a swing shift. That would assist with vacations, training, and sick time. The minimum staffing level would be two on each shift with a floater which would be three. Mayor Dial asked how it would affect the financial aspect and the millage rate.

Mr. Perkins explained that it was approaching the time to consider the millage rate and that he was working on a presentation. He shared that Tyrone had the lowest millage rate in the state. In cities below a population of 8,000, the average was 6.8 and Tyrone's was 2.889. For the last several years, the Town had been surviving off reserve funds. While budgeting the budget with reserve funds was good, the Town had a reserve policy. The Town could retain 50% of our operating costs in reserve, what was over and above was surplus for balancing the budget. The Town had been doing that for several years. He added that there would be a time when we would reach our minimum and the millage rate would not cover the costs.

Our millage rate brings in approximately \$1.8 million a year, payroll alone was \$4.5 million. He stated that within his presentation he would show what the millage rate brought to the police department's operating costs. The anticipated \$1.8 million from property taxes was 15% of the Town's operating funds.

He explained that most communities' millage rate covered 30% to 40% of the operating budget. Tyrone's police department's operating costs totaled approximately \$2.6 million. He stated that the current millage rate could not sustain Tyrone's operating costs. There will be a time soon when the Town will not be able to offer the services, pave roads, or pay the staff, by maintaining the current millage rate. The development that was just approved would pay taxes. 106 homes would not bring in as much as a data center, we want a combination of tax base and millage rate. He stated that one mill in Peachtree City did not mean the same as in Tyrone. Peachtree City had a larger population and a larger commercial tax base. Could the Town add officers and operate for a few more years, absolutely, but from a business standpoint, the Town could not sustain the current millage rate. An adjustment needed to happen within a 5-to-10-year period to sustain services and the paving of roads.

Council Member Hunter asked that even though residents' property tax bills increase every year, how much of that does the Town see? Mr. Perkins stated Tyrone's portion of your tax bill was only 9.7%. Council Member Hunter shared that if the tax bill was \$6,000, only \$600 would go to the Town. Mr. Perkins shared that based on the 2023 average home price of \$372,000, less than \$500 of those taxes went to the Town. Council Member Hunter stated that if the millage rate were to double, the taxpayers would see an increase of \$500 to \$600 in their tax bill. He added that Town's millage rate had not increased in 16 to 17 years, intentionally.

Mayor Dial requested that one police officer be approved and to not bind Council to the second until the next budget year. All agreed.

A motion was made for staff to begin the process of locating and hiring two additional officers.

An amended motion was made to hire one additional officer by January 1, 2025.

Motion made by Council Member Campbell, second amended motion by Council Member Whelan.

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

Chief Mundy clarified that one additional officer could be hired now. All agreed.

Council Member Whelan wished to echo Council Member Hunter's comments regarding Council being constrained by law from what was already on the books. She added that they wanted to keep Tyrone as it was, but growth was inevitable. No matter what we do someone would be unhappy but know that we have your interest at heart. We did hear you and the builder was responsive, kudos to you for being heard and having the development plan amended.

Mayor Dial gave an update on the Tyrone Post Office. He stated that a citizen sent a basic email complaint to the United States Postal Service (USPS) and received an email back. The email said that the Tyrone Post Office would not be reopening. That prompted Council into action again. Mayor Dial stated that he had spoken with the property owner four times over the last three days. That was news to the property owner as she had handed over the keys and they had signed a four-year lease. Mayor Dial then contacted our congressman's office for the congressional liaison from the postal service. They had no luck. He then contacted the Federal Government Affairs office for the post service, which was forwarded to the Acting Manager of Customer Relations in Atlanta. Her response at first was, it was her understanding that it would not be reopened but she would check with the Facilities Manager. She called back three hours later and stated that they were rebuilding that facility. Mayor Dial shared with her that it was completed, and it had been built for the last two years, and that she had the keys and was paying the lease. She assured Mayor Dial that it was being reopened but that she was not sure when. He added that there were people more powerful than Tyrone Council that were advocating for the reopening. It could be next week, or three months from now.

Mayor Dial thanked Ms. Angela Haynes for being patient and asked her forward to introduce herself. Ms. Angela Hayes spoke regarding her run for the Fayette County Tax Commissioner position. She stated that she lived in unincorporated Fayette County and her background was in finance and accounting. She worked as the Controller for the Atlanta Life History Center, the Director of Operations for Atlanta Life Financial Group, an Executive Consultant for Fanny Mae in Washington, D.C., an auditor for Habitat for Humanity, and currently an accounting analyst for Assurant. She added that she had served on the board of Georgia's Association of Certified Flood Examiners and was the current Treasurer for the Democratic Party. She was also a retired member of the American Institute of Certified Public Accountants. If elected, she would go beyond what the Georgia Department of Revenue offered and host learning sessions for citizens to better understand how their tax dollars were spent. She would also send out newsletters. She would like citizens to better understand how community development helps cities better survive. She would request to work with Council Members and Commissioners to better inform the public about their taxes, she added to please consider her on November 5th. Jokingly, Mayor Dial asked Ms. Haynes if she had any contacts with the USPS. She stated that she could contact Senator Jon Ossoff.

Mr. Davenport explained that on June 20, 2024, Council approved a resolution regarding Federal funding for transportation projects that Fayette County and Tyrone would be participating in. The project was the Tyrone/Palmetto Road and Tyrone would have a local match for the project. He added that the scope of the work on the project sheet reflected the Fayette County numbers, not Tyrone's. He shared that the original numbers were a local match of \$487,682.59, Federal at \$1,950,730.8, and totaled \$2,438,412.97. The actual Tyrone numbers should have been Tyrone \$191,785.29, Federal \$767,141.16, and total 4958,926.45. He recommended approval of revised resolution 2024-06 Rev. which superseded the previous resolution.

A motion was made to approve Resolution 2024-06 Revised.

Motion made by Council Member Hunter, second amended motion by Council Member Whelan.

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

XIV. EXECUTIVE SESSION

XV. ADJOURNMENT

A motion was made to adjourn.

Motion made by Council Member Campbell.

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

The meeting adjourned at 9:25 p.m.

By: _____
Eric Dial, Mayor

Attest: _____
Dee Baker, Town Clerk