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# 2023 SPLOST Project Manual

2023 Fayette County Special Purpose Local Option Sales Tax

*Official publication of the Town of Tyrone*

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# 2023 SPLOST Introduction

In November, the Fayette County Board of Commissioners will call for a SPLOST Referendum. Fayette County Voters will decide whether or not to approve the 1% (or 1¢) SPLOST during the March 2023 Election

**The ballot will ask voters the following question:**  
*(Final language will be determined by the County BOC)*

☐ **YES** *Shall a special 1 percent sales and use tax be imposed in the special district of Fayette county for a period of time not to exceed five years and for the raising of an estimated amount of \$ 141,014,157 for the purpose of county and municipal capital projects?*

☐ **NO**

The language that will appear on the ballot is specified by the State, but terms like “roads,” “public safety,” and “parks and recreation” represent a tremendous investment in many projects that impact those who live in Fayette County and its partnering municipalities This project manual will detail the specific projects proposed by the Town of Tyrone so that voters will know what their support will produce.

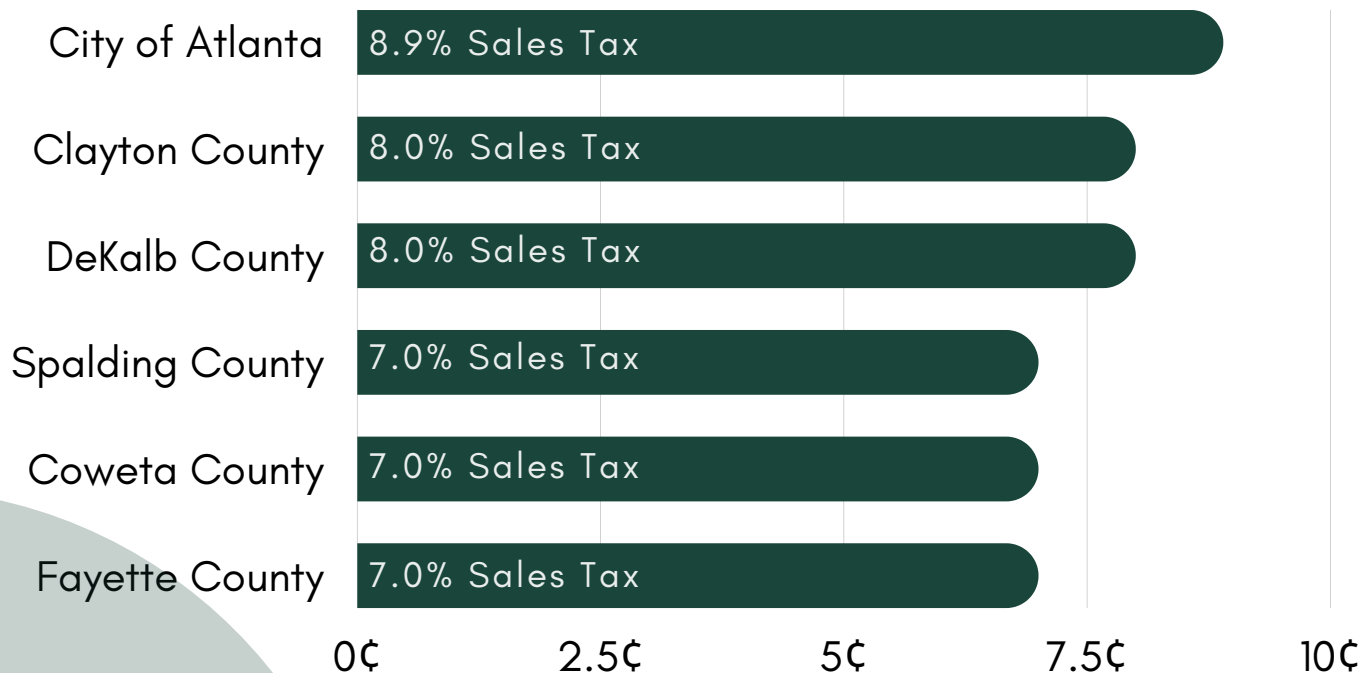


# 2023 SPLOST OVERVIEW

**Definition:** A SPLOST (Special Purpose Local Option Sales Tax) serves as a 1 cent sales tax increase for a specific period of time intended to fund capital projects at a reduced tax burden to citizens than property tax (or millage). If approved, the sales tax in Fayette County will remain at 7¢ given that the existing SPLOST will end in June of 2023.



## Surrounding Community Rates



*The extra penny of sales taxes fund only projects in the counties in which they are collected, no matter where the buyer paying the tax lives.*



# CURRENT SALES TAX MAKEUP & DISTRIBUTION OF PROCEEDS

**Georgia** receives **4¢** of the sales taxes collected in every county. A **1¢ Local Option Sales Tax (LOST)** is shared among the County and any of its municipalities based on an agreed-upon formula. A **1¢**, voter-approved **E-SPLOST**, is invested solely for use by the Board of Education. The voter-approved **1¢ 2017 SPLOST** will end in June 2023.

If approved by the voters, the 2023 SPLOST will be invested in capital projects throughout the County in the areas of facilities, public safety, parks, recreation, stormwater infrastructure, wastewater, and transportation projects. The projects will be defined in an intergovernmental agreement that includes the specific list of projects for each municipality and the County.

Fayette County and the municipalities of Brooks, Fayetteville, Peachtree City, and Tyrone will share the SPLOST proceeds based on population and other factors. An intergovernmental agreement allocates the estimated revenue from a **six-year SPLOST** per the chart to the right.

## 2023 SPLOST Distribution

\$210,000,000 Total Projection

Fayette County	45.1%	\$94,728,900
Peachtree City	32.1%	\$67,380,600
Fayetteville	15.9%	\$33,398,400
Tyrone	6.4%	\$13,492,500
Brooks	0.5%	\$999,600

# TYRONE PROJECT DISTRIBUTION

The list and distribution of projects, approved by Mayor and Town Council represent a continued investment in the highest quality of life possible for the residents, property owners, and businesses of the community. These projects were identified through consultation with departmental staff, engineering and infrastructure experts, and the 2023 SPLOST Advisory Committee which comprised of citizens and business owners in the community. The approved project list and associated funding fall broadly into the following 5 categories:

## Transportation

\$4,500,000

## Stormwater & Sewer Improvements

\$3,500,000

## Downtown Improvements

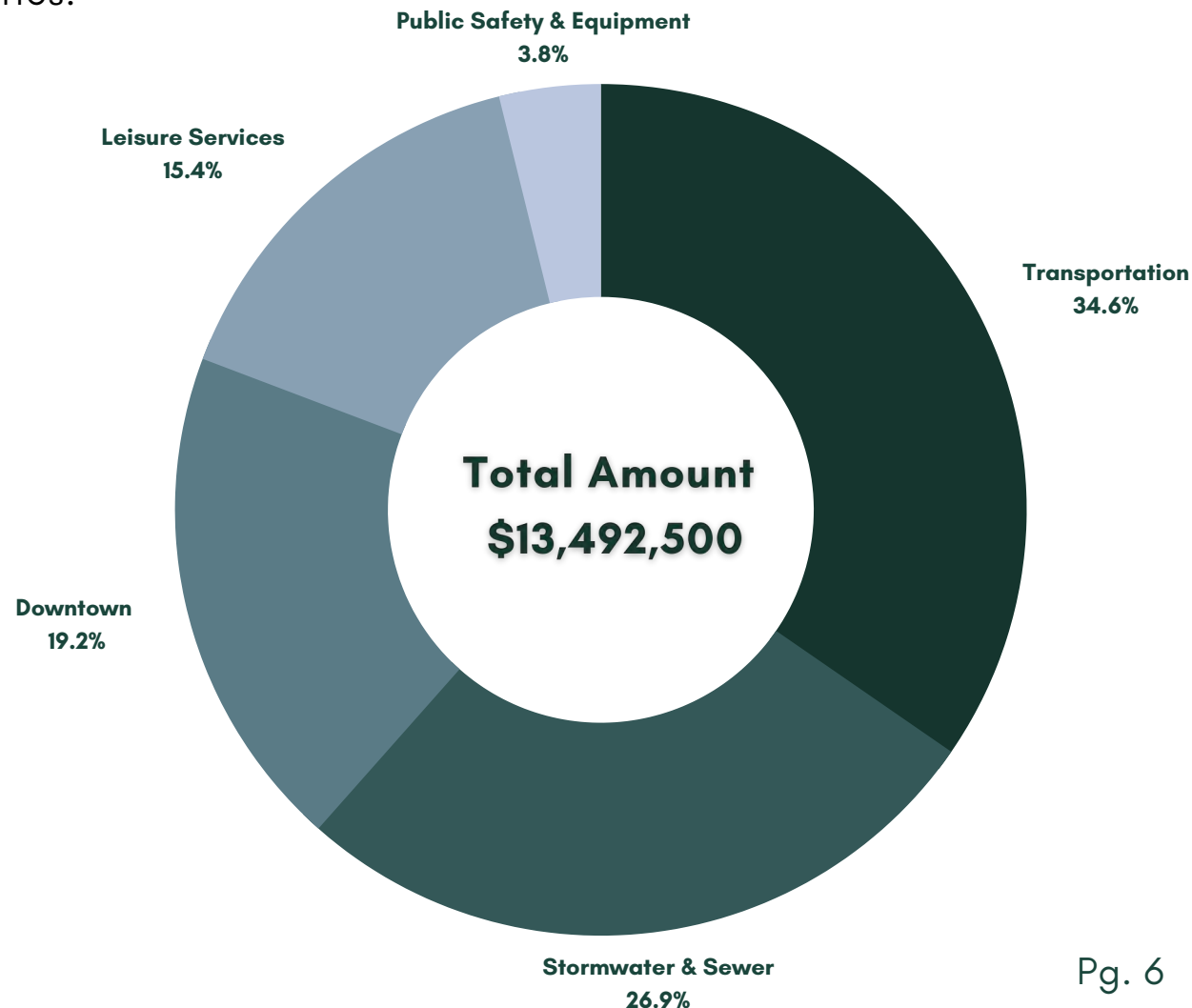
\$2,500,000

## Leisure Services

\$2,000,000

## Public Safety, Admin, Equipment

\$492,500



# TYRONE PROJECT SUMMARY

A further breakdown of projects and categories is listed below as well as on page 7 in spreadsheet format. The remainder of this document outlines the Town of Tyrone's 2023 SPLOST projects. Brief descriptions of each project or grouping of projects are outlined addressing the needs of the Town across various departments and categories. If approved, the SPLOST would be in effect for a six (6) year period from July 1, 2023, through June 30, 2029.



## ROADS

- Town-wide paving projects
- Intersection improvements



## MULTI-USE PATHS

- School complex connection
- Dogwood rail crossing
- Castlewood Rd. improvements
- Share-the road & traffic calming improvements
- East Crestwood connector
- Tullamore subdivision - Market Hill connector



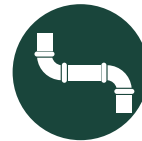
## DOWNTOWN IMPROVEMENTS

- Streetscaping: lighting, path & sidewalk improvements, traffic calming, crosswalk improvements, on-street & off-street parking, etc. . .
- Signage upgrades & wayfinding



## LEISURE SERVICES

- *Shamrock Park:*
  - Hardscaping & landscaping
  - Lighting & electrical
  - Stage/pavillion/marketplace
  - Parking improvements
- Redwine Park improvements
- Handley Park improvements
- Fabon Brown Park improvements
- Veterans Park improvements
- Tyrone Museum & Rec. offices improvements



## SEWER & STORMWATER

- Sewer Capacity expansion
- Infrastructure upgrades
- Dam improvements
- Stormwater structure improvements



## PUBLIC SAFETY & EQUIPMENT

- Police Vehicles & Equipment
- Public Works Vehicles & Equipment



# Budget Summary

Projects		Cost Estimate
<i>*Portion of project funds may be appropriated to matching grants</i>		
<b>Roads</b>		<b>\$2,500,000</b>
Town-Wide Asphalt Resurfacing		
Right-of-Way Clearing		
Palmetto Senoia Intersection Improvements		
<b>Multi-Use Paths</b>		<b>\$2,000,000</b>
Sandy Creek High School Multi-Use Path		
Dogwood Railroad Multi-Use Path Crossing		
Laurelwood Connector		
Tullamore - Greencastle Connector		
Castlewood Multi-Use Path Improvements		
East Crestwood Rd. Path		
<b>Downtown Improvements</b>		<b>\$2,500,000</b>
Signage - Building and Parks		
Senoia Road Streetscaping - Lighting, trees, beautification, traffic calming, on-street parking, Multi-use trail expansion etc. . .		
Commerce Drive Streetscaping		
Underground Utilities		
Crosswalk Improvements		
Curb and Gutter Improvements		
Parking Expansion - Downtown		
<b>Leisure Services</b>		<b>\$2,500,000</b>
Shamrock Park - Landscaping, hardscaping, lighting, & electrical improvements		
Shamrock - Multi-use Stage and Market Place		
Shamrock - Parking Expansion & Improvements		
Library-Rec Exterior Spaces Improvements		
Museum Facility Improvements		
Redwine Park Improvements		
Veterans Park Improvements		
Handley Park Improvements		
Fabon Brown Park Improvements		
<b>Stormwater</b>		<b>\$2,000,000</b>
Dam Improvements		
Infrastructure Improvements		
<b>Sewer</b>		<b>\$1,500,000</b>
Capacity		
Infrastructure		
<b>Admin</b>		<b>\$492,500</b>
Public Works Dump Truck		
Bucket Truck		
Public Works Work Truck		
Police Department Patrol Cars		
Police and Public Works Radios & Equipment		
<b>Total</b>		<b>\$13,492,500</b>

These categories comprise of further sub-categories and projects listed on the left.

With SPLOST funding, the Town is able to fund capital projects. The SPLOST allows Fayette County voters to choose whether to make this level of investment in the community, and comes from all shopping and dining in Fayette County, instead of being imposed only on those who own property and pay property taxes here. While property taxes are certainly an option for funding many of these projects, a significant property tax increase would result in Fayette County residents being the sole contributors to the capital projects, when the capital projects in Fayette County are being used daily by residents of other counties.



## LEISURE SERVICES

\$2,500,000

Citizen focus and request for improved amenities regarding Parks & Recreation and the Public Library have been gathered via public comment from the Town's Comprehensive Plan and *Envision Tyrone* Livable Centers Initiative downtown plan. The following slides offer some renderings of the listed projects as heard from citizens.



*\*\* Image is a concept rendering only and does not represent final designs or conditions \*\**

### Multi-Use Stage/Pavillion & Market Space

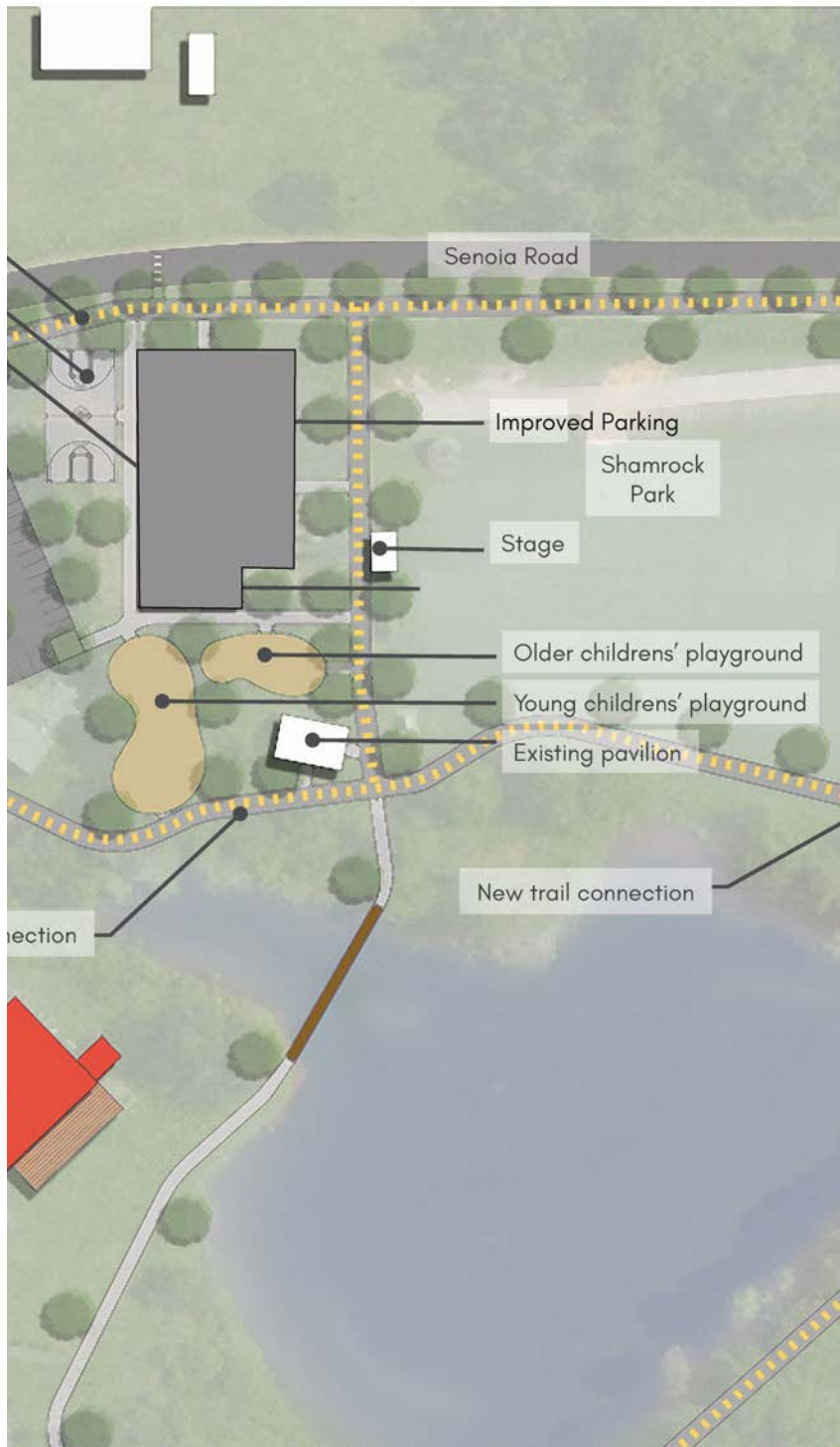
*Per the recommended **Envision Tyrone** downtown plan, a permanent multi-use pavilion and market space is proposed. Said pavilion/stage will serve as a permanent location for the multiple events, concerts, and markets the Town hosts annually. Outside of these events, this structure will serve as a focal point for the park and open to the public for shade and relaxation.*



# Shamrock Park – Lighting, Hardscaping, & Parking Improvements



Improved beautification and parking at Shamrock Park has been listed as a high priority in multiple public input sessions. Improvements to landscaping, hardscaping, multi-use structure installations, path expansion etc. . . would be a part of this section

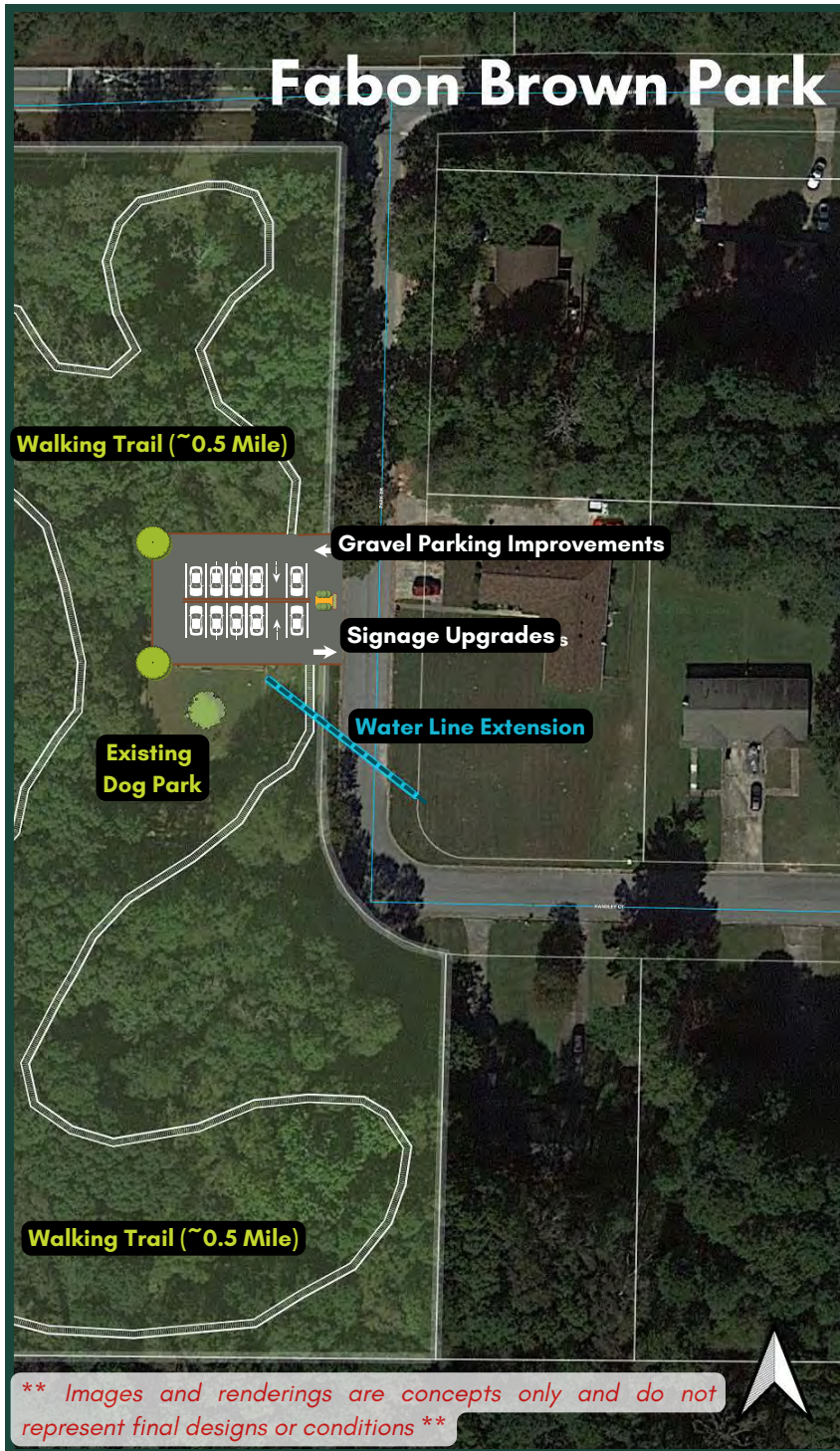






# Fabon Brown Park Improvements

Updates to both Handley Park and Fabon Brown Park have been needed for many years. Fabon Brown Park is home to the Town's Dog Park, but access to public water is not available on site. This combined with a modest nature trail and upgraded gravel lot will improve both the aesthetic and functional nature of the park.



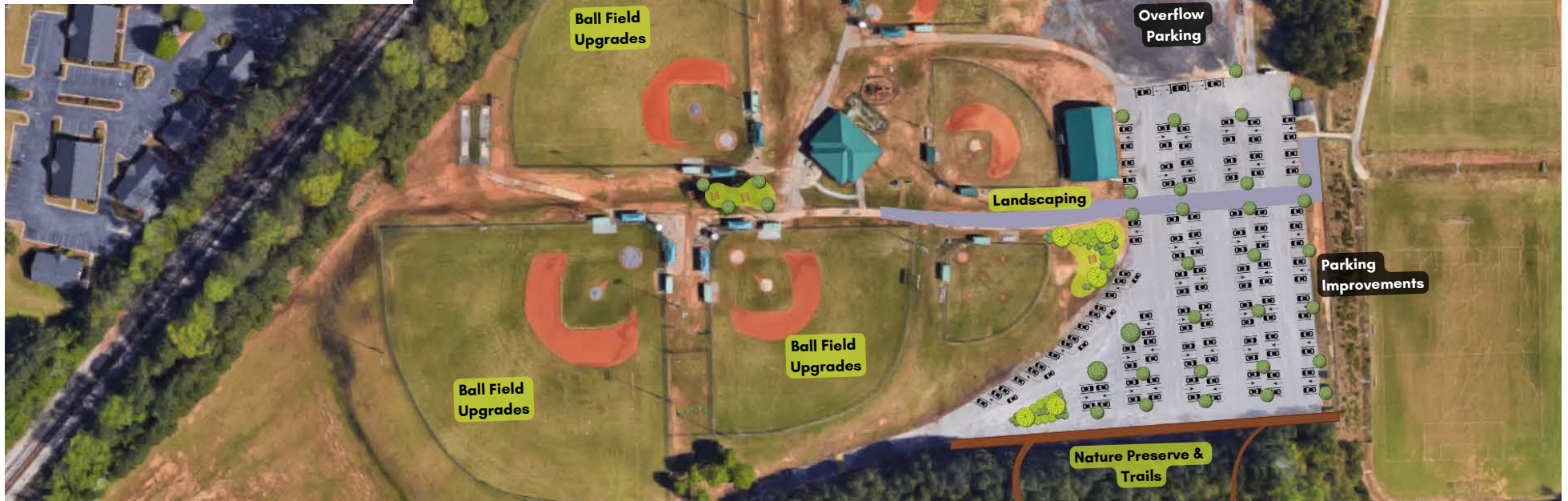




# Handley Park Upgrades

Handley Park received modest improvements from the 2017 SPLOST including an additional restroom. Further improvements such as redesigning the parking lot, improving the baseball fields, upgrading landscaping, and adding a nature preserve were recommended by citizens in our Comprehensive Plan.

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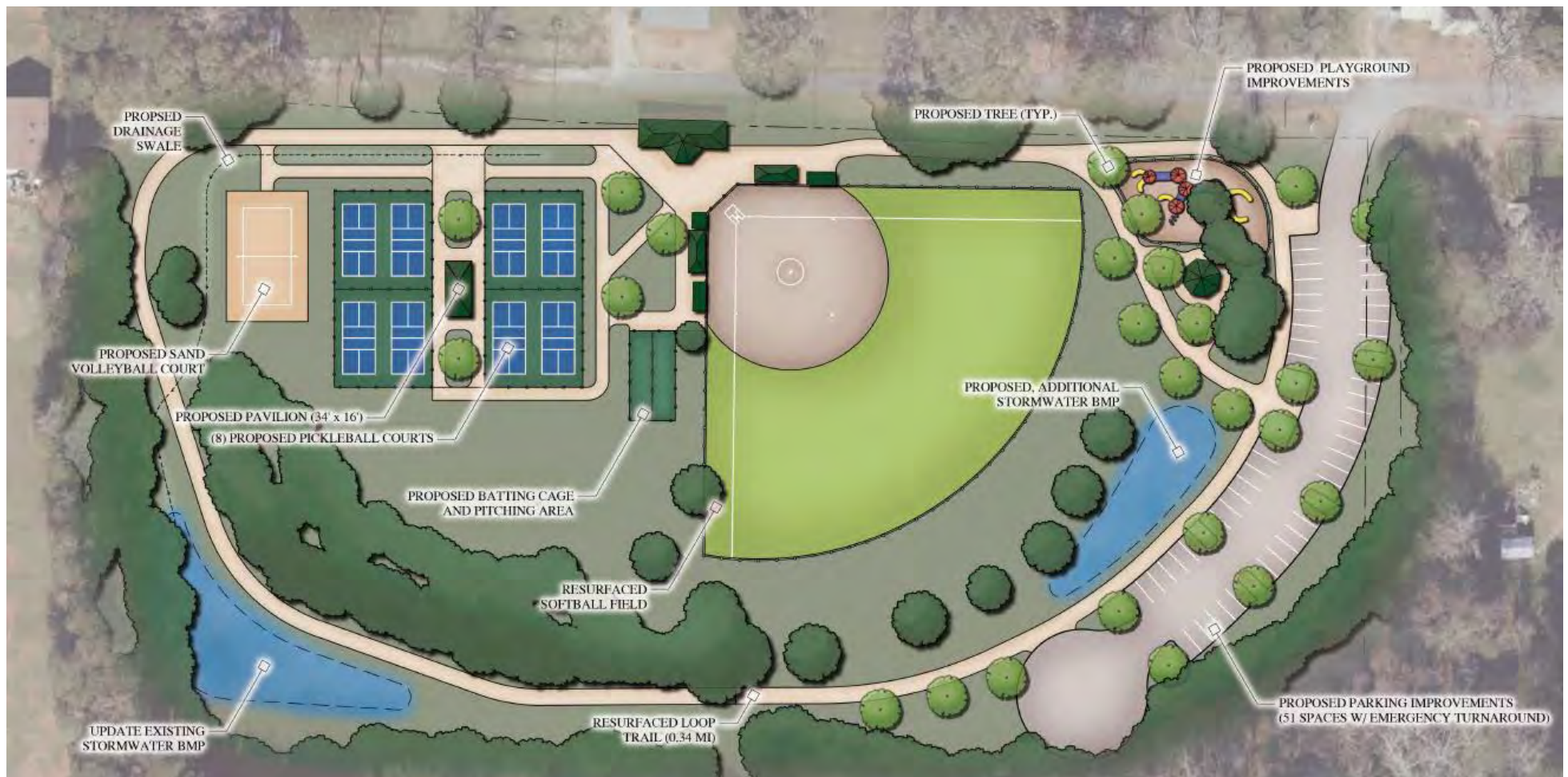




# Dorthea Redwine Park Master Plan



Dorthea Redwine Park sits in the Town Center District as a great community park and asset. Pickleball courts are currently planned for the 2022-2023 fiscal year. The 2023 SPLOST is proposing path, parking, playground and stormwater improvements throughout the remainder of the park for a better user experience. Improved connectivity to Senoia Road is envisioned in the Town's downtown multi-use path plans.





# Veterans Park Improvements



Veterans Park serves as the Town's main memorial park to honor our armed forces and veterans. It also holds a strategic location as a central gathering place in the Downtown District. Improvements to parking, landscaping, and new/upgraded memorial areas are proposed.

These upgrades would better serve the Town as it holds memorial events over the course of the year and the visiting public as they pay tribute to the Town's veterans and military personnel.

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# Tyrone Museum and Recreation Facility Improvements



The building currently housing the Tyrone Museum has a long history with the Town having served multiple roles over its 100-year history. As such, this building is in need of upgrades to accommodate its new functions serving the museum and recreation department. Proposed building upgrades include exterior improvements, water sealing, and community/museum room enhancements. Interior improvements may include window treatments, lighting, and museum space enhancements. Additional site upgrades include landscaping/parking improvements.



New Recreational Community Rooms



Museum blinds/curtains for artifact protection



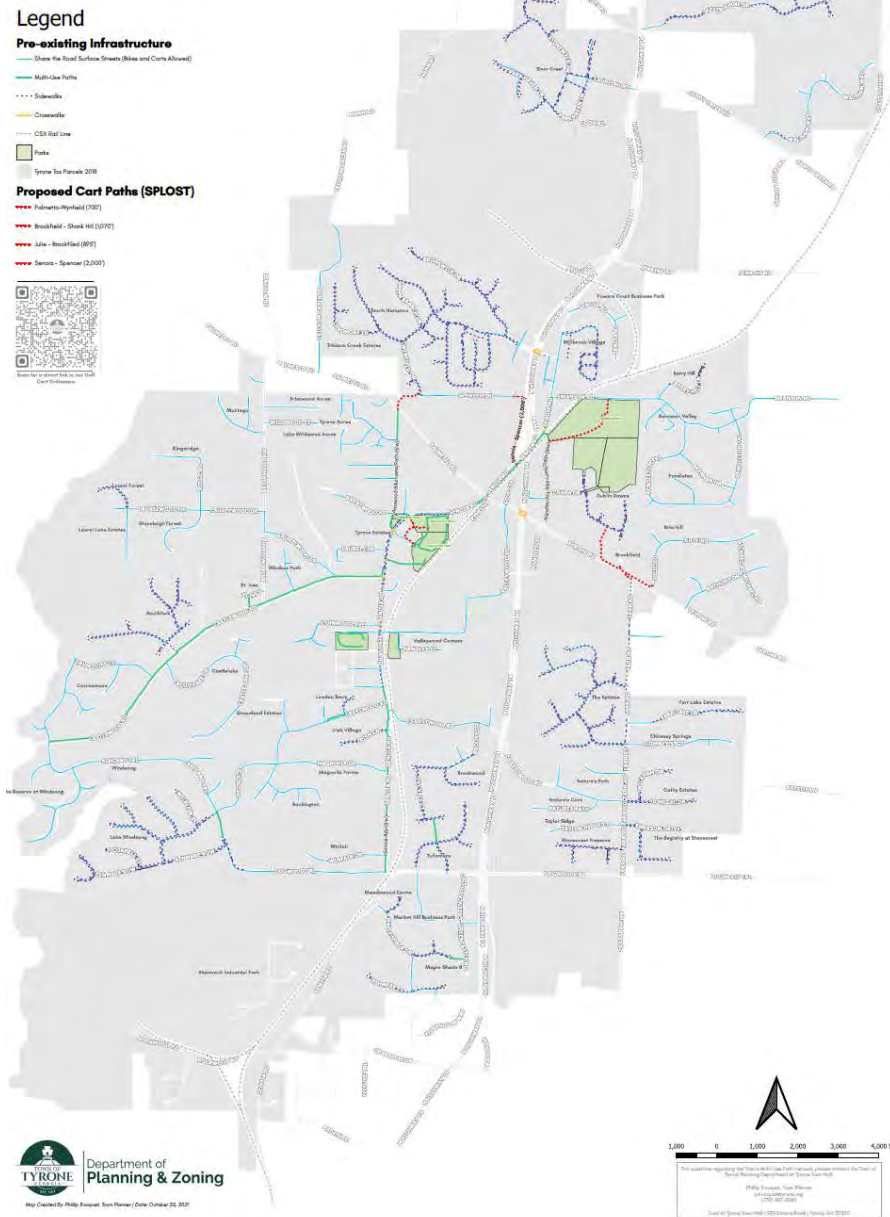
Museum Display Lighting



New Recreational Community Rooms



## Town of Tyrone Multi-Use Path Network



## **MULTI-USE PATHS** \$2,000,000

Multi-Use paths have been voiced as high priority projects in Town. The Comprehensive Plan and Downtown Master Plan comment heavily on connectivity and safety improvements to assist citizens in utilizing alternative modes of travel when reaching in-town destinations. Yield roadway improvements, new path connections, and improvements to aging paths are needed across the Town to meet this goal. Such connections not already funded by the 2017 SPLOST include:

- Castlewood Path improvements
- School Complex to Swanson Connector
- Dogwood Railroad Crossing
- Tullamore Subdivision to Market Hill Connector
- Laurelwood-Briarwood Connector
- Farr Rd. Path widening
- Share-the-road upgrades
- Road crossing expansion

The 2023 SPLOST would allow the Town the ability to construct paths that would otherwise not be feasible to construct on General Fund budgets alone or would take many years longer to complete.



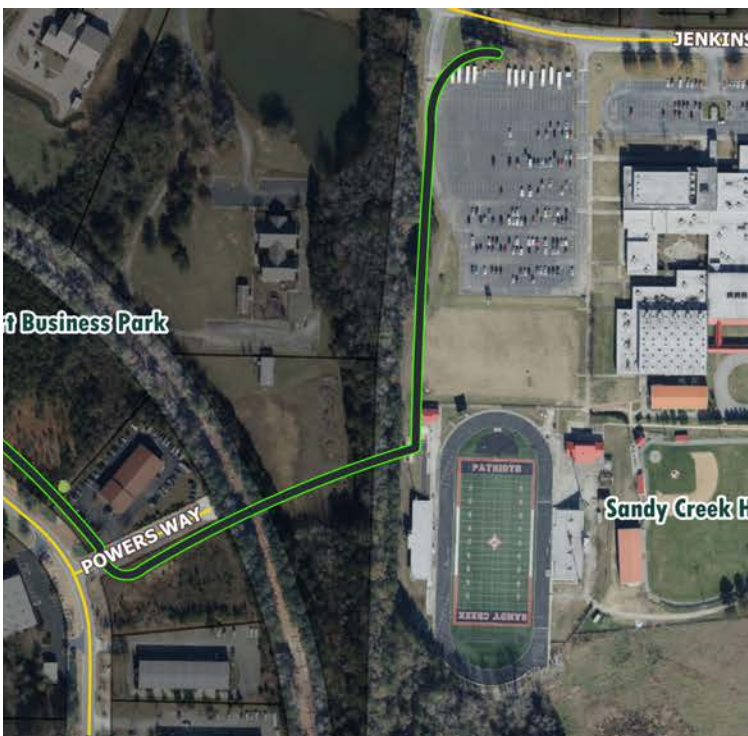
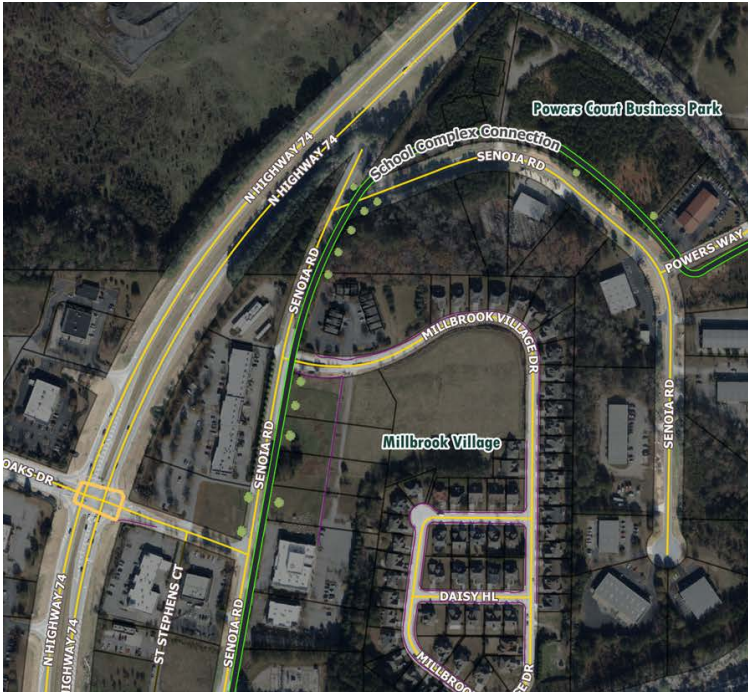
# Jenkins Rd. School Complex Connection



A major multi-use destination for the Town has been Sandy Creek High School, Flat Rock Middle, and Burch Elementary.

Working with the FCBOE, the Town would extend a path from its current terminus at Swanson Road past the Legacy Theater and down Senoia Road to Powers Way. From there, a direct connection to the parking lot of SCHS would be made.

Other routes may be proposed after official engineering studies are performed; however, this path would not only connect thousands of residents to the schools, but it would also connect residents to the Legacy Theater and the shopping/dining/services present at the Carriage Oaks shopping center.



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# Dogwood Tr./Senoia Rd. RR X'ing Extension



A long-desired path connection has been an extension from Dogwood Trail to Maple Shade Drive over both the CSX Rail Line and Senoia Road.

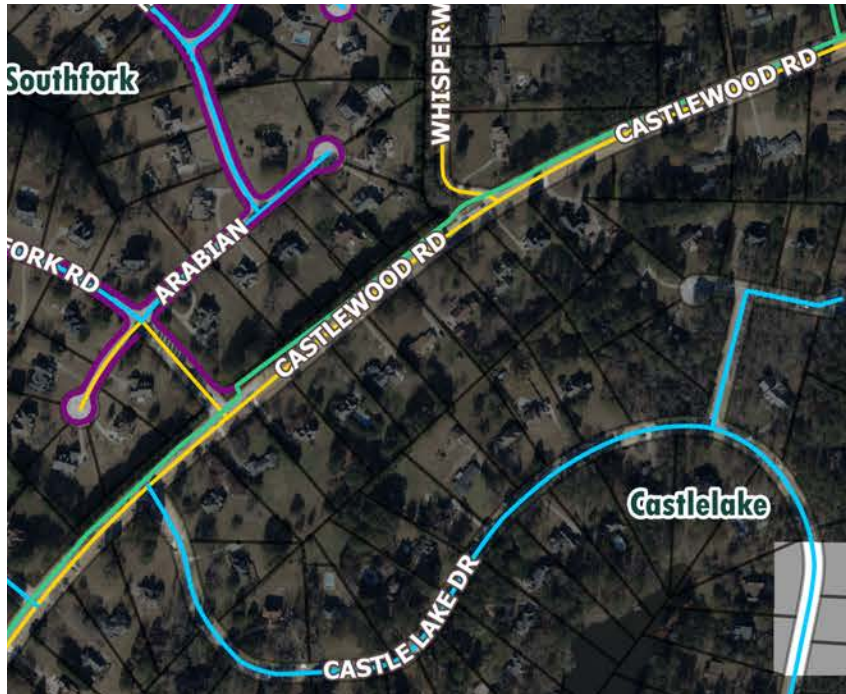
Such a path has not been feasible in the past due to the high costs and time involved in working with CSX rail regarding modification to the crossing at this location.

If permission is granted by CSX, this path would connect many Tyrone residents directly to our downtown as well as provide connectivity to Peachtree City via Maple Shade subdivision with the most efficient path available. If CSX denies proposals to modify this crossing, alternative path options would be explored and are covered in this document.

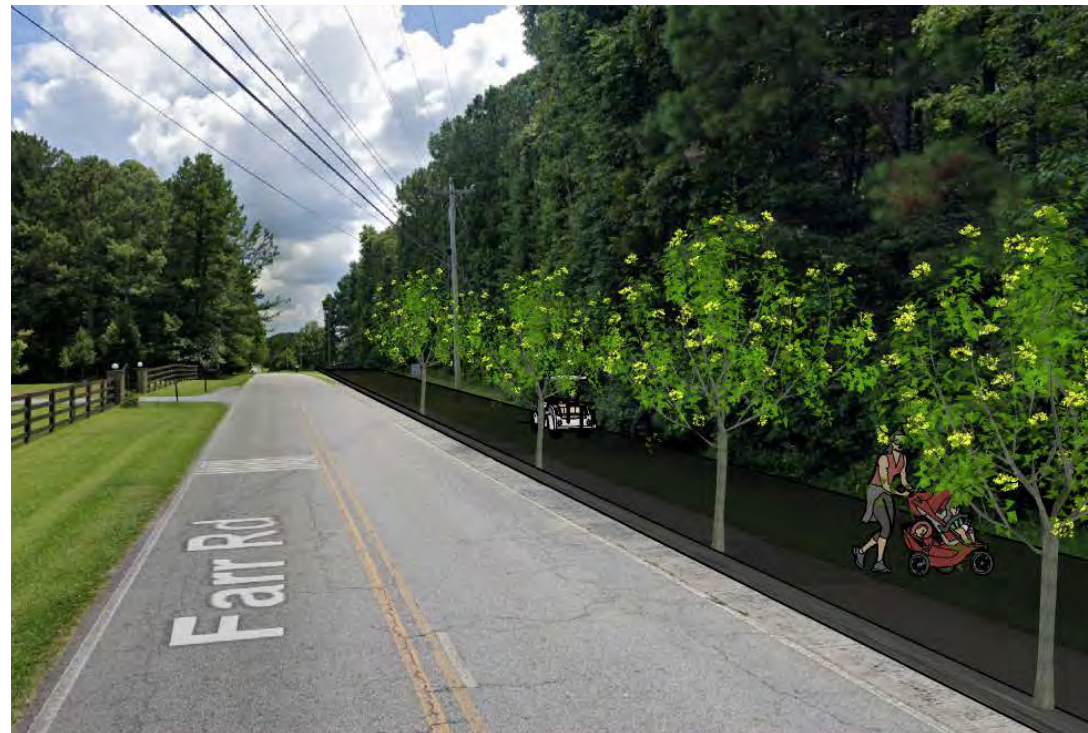




# Misc. Improvements & Connections



Path upgrades are needed across Town with a particular emphasis placed on pedestrian safety improvements. Castlewood Road path is in need of such improvements as well as repaving of aging portions of the path. Pedestrian improvements as well as other short path connections such as Laurelwood Road, Tullamore Trail - Greencastle Road, and East Crestwood Road provide the most number of citizens with quality pedestrian/cart/biking networks.







## Town Center District (Downtown) Improvements

\$2,500,000

The Town Center District (**Downtown**) has been a major focus area of improvement for citizens. Enacting the **Envision Tyrone** downtown master plan involves many public investments in infrastructure along Senoia Road including streetscaping, beautification, signage, utility improvements, sidewalks, paths, walkability improvements, and traffic calming. A summary of specific projects are:

- New monument signage (Town Parks & Buildings)
- New entryway & wayfinding signage
- Senoia Road & Commerce Dr. streetscaping
  - On-street parking
  - Street trees & plantings
  - Sidewalk & path improvements
  - Street lighting improvements
- Underground utility work
- Crosswalk improvements
- Curb & gutter improvements
- Parking expansion

Downtown improvements are aimed at facilitating economic development that will help further sustain the long-term maintenance of infrastructure along Senoia Road.





# Signage, Walkability, & Beautification



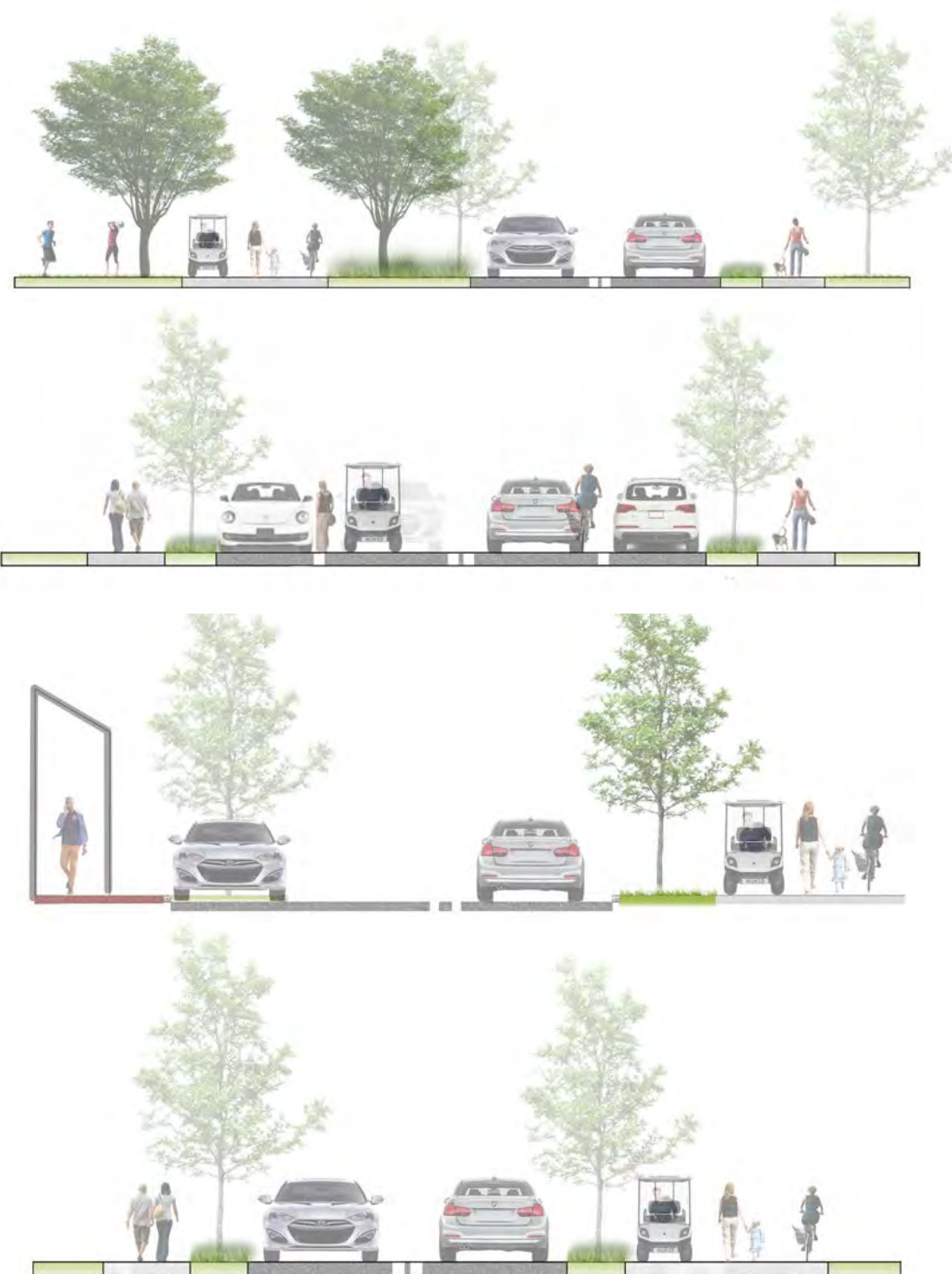
New wayfinding and monument signage helps reinforce the small-town character of the community while providing residents and visitors a better sense of place and direction. Streetscaping projects will help transform the Senoia Road corridor into a true main street to facilitate downtown development while providing greater walkability and a higher quality of life for Tyrone residents.

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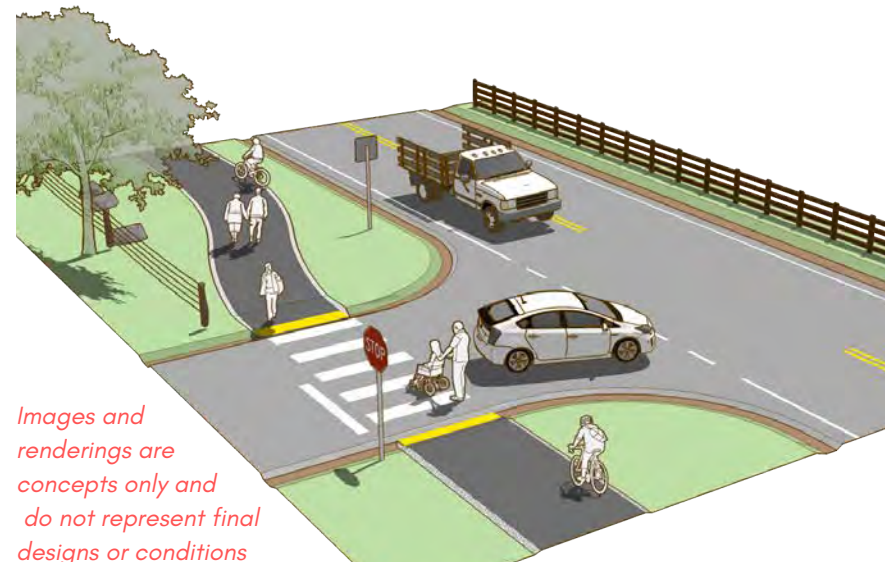




# Streetscaping & Traffic Calming



Street sections that accommodate a 'main street' design encourages walkability, biking, and slower traffic and was one of the main goals of the Downtown Plan and Comprehensive Plan. Projects putting these principles on the ground is considered essential for downtown progress, community improvement, traffic management, and citizen comfort.



*Images and renderings are concepts only and do not represent final designs or conditions*



# Parking and Utility Improvements



Overhead utility wires conflict both with streetscaping goals and long-term infrastructure maintenance goals for the Town. Moving overhead lines underground as part of future streetscaping projects will improve property values and Downtown goals.

Parking improvements such as on-street spaces address a parking need and provide a traffic calming effect. Public lots will facilitate economic development and benefit visitors.

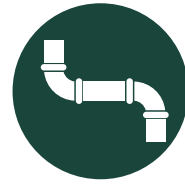


## Senoia Road

*Depicting reconfigured existing 80' right-of-way to include wide Multi-Use Trail and On-Street Parking*

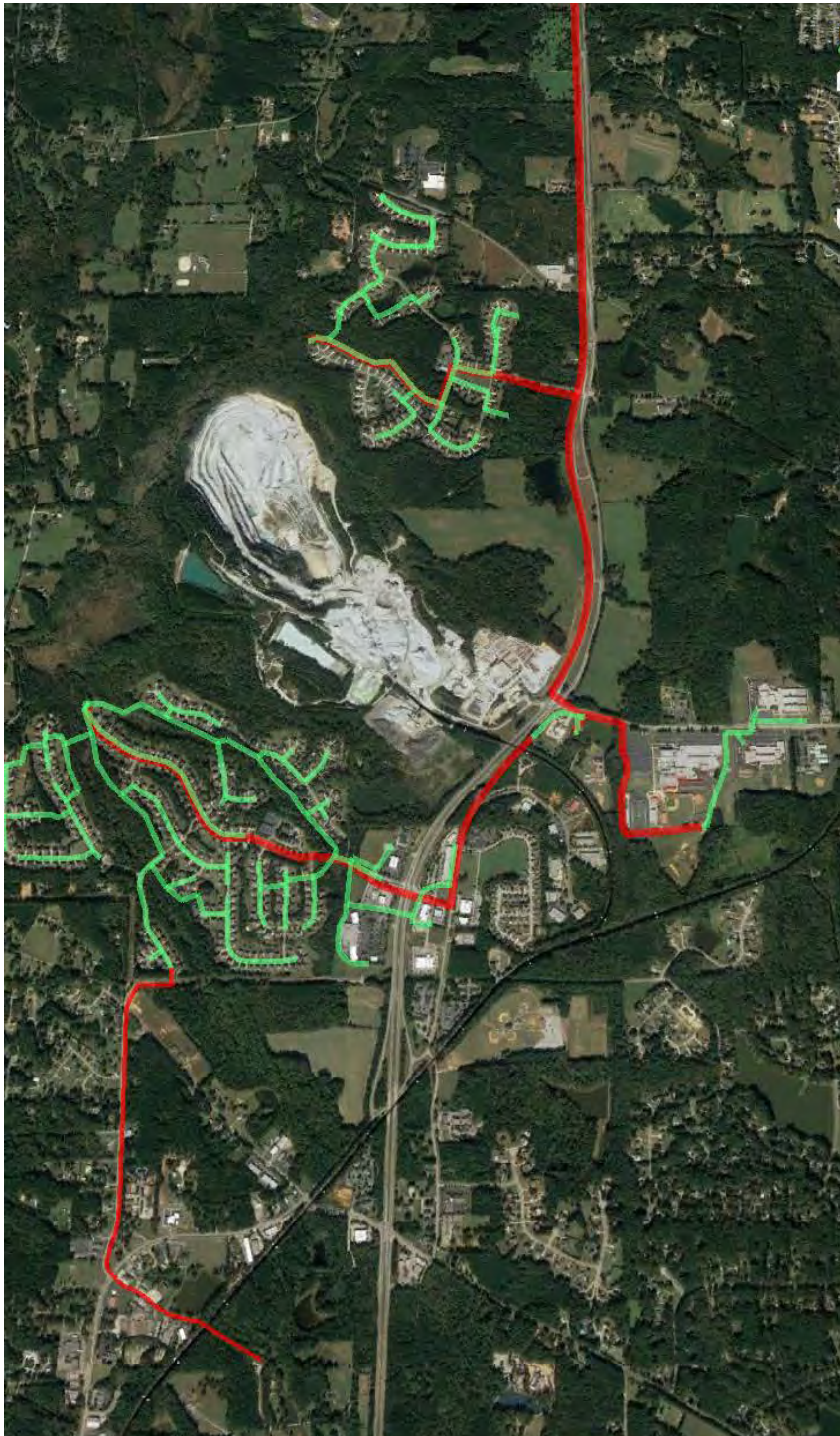






## SEWER & STORMWATER

\$3,500,000



The Town's investment in sewer footprint expansion to the Town Center District (Downtown) was aimed at facilitating a development pattern that could support walkable, amenity-driven economic development for citizens. Coupled with large economic development potential on the northern corridor of SR-74, sewer capacity is of importance to the economic health of the community.

The Town services thousands of stormwater infrastructure items such as culverts, pipes, catch basins, etc. . . with an increasing importance on avoiding deferred maintenance which could threaten stormwater management and potentially damage property.



## PUBLIC SAFETY & EQUIPMENT

\$492,500

The Town's police vehicle fleet has some aging cruisers in need of replacement. This, along with other aging equipment, such as police radios would be replaced with SPLOST funds.

Public Works equipment such as bucket trucks, dump trucks, and other heavy equipment are also in need of replacement. Specific items include:

- Public Works Dump Truck
- Public Works Bucket Truck
- Public Works Utility Truck
- Police Department Patrol Cars
- Police Department Radios & Equipment

