

Tyrone Town Council Minutes

February 19, 2009

Present:

Mayor Pro-Tem Grace Caldwell
Councilman Tracy Young
Councilman Eric Dial
Councilwoman Gloria Furr
Town Manager Chris Venice
Town Attorney Bill McNally
Town Clerk Nancy Goedker
Administrative Assistant Dee Baker

Mayor Rehwaldt was not in attendance.

Call to Order, Invocation and Pledge of Allegiance

Invocation was given by Pastor Mark Medlin, New Heritage Church of God followed by the Pledge of Allegiance.

Public Comments

None

Approval of Agenda

Motion to approve the agenda with the addition of Executive Session to discuss a personnel matter was made by Councilman Dial, seconded by Councilman Young, approved 4-0.

PRESENTATIONS/ RECOGNITION:

None

OLD BUSINESS:

None

NEW BUSINESS:

1. Consideration of a four-way stop at Carriage Oaks and Wynfield Drive in Southampton subdivision.

Mr. Elroy Bell and Mr. John Reape represented Southampton Homeowners Association (HOA). Mr. Bell and Mr. Reape stated Carriage Oaks Drive is a cut through and people drive at excessive speeds. For safety, the Homeowners Association recently installed a 15 mile per hour speed limit sign.

Chief Perkins stated he would support the four-way stop and requested that the HOA advertise before it occurs. Councilwoman Furr asked if the stop signs would be uniform with the Town's current signage. She also asked if the signs would be at the cost of the homeowners.

The representatives confirmed that the signs would be in compliance and that the HOA would be paying for the signs.

A motion was made to approve the four-way stop at the intersection of Carriage Oaks Drive and Wynfield Drive at the cost of the Southampton Homeowners Association by Councilman Young, seconded by Councilwoman Furr, approved 4-0.

2. Consideration of Conceptual Plan for the State Route 74 North Corridor as proposed by Fayette County.

Mr. Pete Frisina, Fayette County Community Development, presented Council with a SR 74 North Corridor Land Use Study. Mr. Frisina stated the County's goal is to see Fayette County and the Town of Tyrone work together to establish an effective future land use plan. He stated the County proposes mixed use areas including light industrial parks with technical and research corporations, and personal service industries such as bakeries and small restaurants. He added access roads and multi-use paths would be added to these developments to contain traffic. He stated these developments would create employment consistent with the educational level, skills and experience from the community's labor force. He concluded by saying that future use of SR 74 would maintain a gateway into Fayette County.

Councilman Young asked if the County would be involved in rezoning or acquiring land that is currently available. Mr. Frisina stated that the County was not looking to acquire land at this time. Councilman Dial asked if homes would be built in areas zoned conservation residential. Mr. Frisina stated those areas are mostly in the flood plains and homes are not usually built there. Councilwoman Caldwell clarified her understanding that the County is trying to match Fayette County's land use map to Tyrone's land use map. A discussion took place between Councilman Young and Mr. Frisina regarding the additional traffic flow as a result of the development. Mr. Frisina stated the access streets should take care of the excess traffic. Councilman Young stated SR 74 would still be utilized causing a heavy traffic flow. Councilwoman Caldwell commented that she would prefer to have a technology park to help the tax base as opposed to residential development. Councilwoman Furr asked if there would be any sewer in this development. Mr. Frisina stated that public sewer was not available. Councilwoman Furr added that the multi-use paths would not help the traffic flow on Highway 74. She then asked why Atlanta Regional Commission (ARC) was not notified of the development prior to the Town. Mr. Frisina stated the County wanted the Town's opinion first. Councilman Dial stated he did not want any development on SR 74 but added he understands that the County does not need the approval of the Town to develop. The County is just looking for the Town's endorsement. Mr. Dial then stated that if the Town does not endorse this conceptual plan then the Town will not have a voice in the future development of this area. Councilwoman Furr asked Chris Venice, Town Manager, if this would change the current overlay of SR 74. Ms. Venice verified at this time there are no changes proposed within the Town limits. Councilman Young stated he agreed with Councilman Dial in having a seat at the table to decide what development takes place however, he can not agree with the traffic it will bring to Highway 74. At this point Council invited Connie Thomas Biemiller with the Environmental Institute of Georgia (EIOG) to speak. Ms. Biemiller stated that her organization had become trustees on January 26th 2009 of 310 acres of land off of Kirkley

and Bohannon Road. She stated the organization's goal is to make everyone aware of the future nature preserve, and that an environmental and conference center would be built there. Ms. Biemiller stated there are nationally and state registered trees on the property, one measuring 16ft. in circumference. She stated among the amenities would be a box turtle research area, walking paths and meditation areas with wetlands and streams. Ms. Biemiller added there is also a historical spot on the property. She ended by stating that the property would be held in perpetuity and the institute welcomes any green commerce surrounding the area.

Council also invited Gordon Shenkle to speak on behalf of the Tyrone Planning Commission. Mr. Shenkle stated that, as of a week ago, the EIOG property was to be the potential future site of a sewage treatment plant. He added since that has changed he believed it would be in the Town's best interest to work with the County in controlling what future development takes place on SR 74.

At this time Council opened the discussion to public comments.

Gail Jenkins of Fayette County stated there are many empty businesses that need to be filled before adding more development. She added that development near Thompson Road would add to the congestion on SR 74, and she does not want this area to look like Clayton County or Fayetteville.

Doris Scales stated she works and grew up in Clayton County; she does not want Tyrone and Fayette County to look like that. Ms. Scales expressed that a recent study shows Georgia has the third largest count in the nation for foreclosures, adding that empty homes create crime. Ms. Scales appreciates the plans Ms. Biemiller presented and does not want an industrial park such as Oakley Industrial.

Gordon Furr stated the development proposed by the County would cause traffic problems. Mr. Furr shared his concerns and added that the beautiful area around Trickum and Line Creeks may be compromised with the additional impervious surfaces.

Ben Nelms stated to live this close to one of the fastest growing cities in the country, growth is inevitable. He added for every one dollar paid in residential property taxes, three dollars are used for services. For every three dollars a business pays in taxes, it uses one dollar in services. He concluded that even if Council endorsed the future land use map it could be years before any development took place.

Councilman Dial made a motion to approve the endorsement of the Conceptual Plan for State Route 74 North Corridor, seconded by Councilwoman Caldwell. When called for a vote it was split 2-2 with Councilwoman Furr and Councilman Young voting in opposition. This item was tabled to the March 5th meeting.

CONSENT AGENDA:

Motion to approve the consent agenda was made by Councilman Young, seconded by Councilman Dial, approved 3-0. Councilwoman Caldwell abstained from voting, concerning the \$1,000 donation.

3. Approval to accept a \$1,000 donation from Fayette County Board of Education to the Tyrone Public Library for the purchase of books and other educational materials for the use by students in the evening and during the summer to be placed in line item 65.53.1401, book purchase.
4. Appointment of Chris Venice as Town Manager through December 31, 2009.

Public Comments

Bobby Wiggins, 110 Wheaton Way, spoke in opposition to the SR 74 North Corridor. He made the suggestion to keep similar zonings together, such as Shamrook Industrial Park.

Staff Comments

None

Council Comments

Councilman Young made a motion to have Mayor Rehwaldt start accepting applications to fill the open Planning Commission position, seconded by Councilman Dial, approved 4-0.

Executive Session

Motion to adjourn into Executive Session was made by Councilwoman Furr, seconded by Councilman Dial, approved 4-0. Those in attendance: Councilman Young, Councilman Dial, Councilwoman Caldwell, Councilwoman Furr, Town Manager Chris Venice, Town Clerk Nancy Goedker, and Town Attorney Bill McNally.

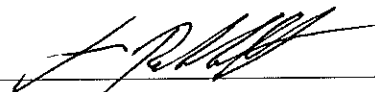
Motion to reconvene to regular session was made by Councilman Young, seconded by Councilwoman Furr, approved 4-0.

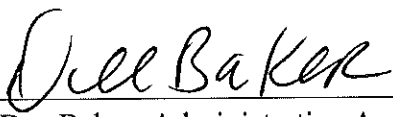
Motion to approve candidate discussed in Executive Session for the Finance Director/Human Resources position at \$60,000 per year salary was made by Councilman Dial, seconded by Councilwoman Furr, approved 4-0.

Motion pending acceptance of this offer, from candidates start date, the current Finance Manager will work six hours a week for a maximum of three weeks was made by Councilman Dial, seconded by Councilman Young, approved 4-0.

Adjournment

Motion to adjourn was made by Councilman Young, seconded by Councilman Dial, approved 4-0. Meeting adjourned at 9:01 p.m.

By: 
Don Rehwaldt, Mayor

Attest: 
Dee Baker, Administrative Assistant