

**MINUTES**  
July 16, 2018  
Turin Town Hall  
47 Turin Road, Turin, GA  
Public Hearing / Regular Council Meeting

**Present:** Mayor Alan Starr, Councilmembers Mike Frnka, Fernando Ramos, Alan Stapp and Clarence Bolden; Town Clerk Tracey Townsend and Attorney Mark Mitchell

Mayor Starr called the Public Hearing to order at 6:30 p.m.

Mayor Starr read:

The purpose of the Public Hearing is to receive comment regarding a recommendation of the Planning Commission concerning the following map amendment to the Town of Turin Zoning Ordinance: Zone the property consisting of 203.317 acres located on Linch Road currently in Coweta County, but requested to be annexed into the Town of Turin, owned by JDP Land, LLC and further identified as parcel number 137 1125 001 from its current Coweta County zoning of Rural Conservation (RC) to Single Family Residential District (R-40)

Mayor Starr then asked the Council if there were any conflicts, who all replied no.

Mayor Starr then stated the Guidelines for the Public Hearing.

Neal Spradlin, Civil Engineer with Capstone Engineering spoke in regards to the development. He stated the land was purchased and since it abuts to the Town limits, the buyers looked into annexation, having a discussion with Turin's engineer Brennan Jones for zoning rules. The annexation was decided due to the fact that the Turin Zoning allows more lots to be built. The plan for the subdivision fits well with Turin and will be an asset. Marvin Bennett and Todd Freeman will develop the property, then sell to a builder, which will build houses comparable to Linchwood Estates.

He also stated he has received the list of recommendation from the Planning Commission. On the list is an architectural standard, he feels this list needs to be reconsidered, he also stated that the landscaping is a good idea and that canopy trees will be a nice addition.

No questions were heard from the Council

Josh Wright, a Turin resident stated that the Town of Turin should oversee what is happening, otherwise the property will be developed regardless.

Alan Nolan asked if the water would be provided by the City or County, it was answered that Turin would supply the water. He also stated he was against putting an entrance in at the Oaks.

Alton Mann, a property owner on Linch Road, stated the construction traffic is already heavy and no enforcement makes the sidewalk impractical. He also wondered about the benefit to Turin, that the Town is conceding nothing – 100 houses or 75 the developers are going to do what they want to do.

Debbie Morris stated no more traffic is needed, it's hard enough just getting out of a driveway now. The streets are dilapidated, and she questions who is going to maintain them?

Morgan Mann, Linch Road, asked why is the engineer speaking and not the developers? Traffic is not good now, she stated the developers were sugar coating the situation and being patronizing to the surrounding residents

Robin Adams, 121 Ridgeway Ct, stated she owns a horse farm on Linch road and has been a longtime resident and seen a lot of growth. Her problem she states, is that the traffic is already a mess.

Tony Crunkleton of N Hunter Road asked what plans the Town has made to handle the traffic, people already have a problem getting out of Turin from South Hunter. He stated he believes that some growth is good, but 3 years ago people did not want a development, now it seems it is being pushed. The Town already has enough problems with the right of ways not being cut, trash not being picked up and water problems.

Mike Mihalek of the Oaks subdivision stated that the natural reaction is concern and worry, we're going to have subdivisions, land is not going to stay the same. Wouldn't you rather have some sort of control. Todd Freeman is one of the best builders in Coweta County, he was a builder for the Oaks subdivision.

Susan Reimer, Odom Road, stated that if the land is annexed or not, it is coming. Turin could make more money, then do the things we need. Pros or Cons, it's going to happen.

George Fertal, 121 Ridgeway Ct, said first traffic plans need to be implemented. Water, schools, electricity all fail because of poor planning. Turin needs to control what happens, the developers have already pooped on the recommendations from the Planning Commission, he thinks the lot size will be less than an acre and that maybe they should all move back to Atlanta.

Neal Spradlin stated:

He lives in the county at 45 Little Road and he has the same traffic problems with Hwy 16, and that this company is not building for fun, they build because this is what people want and they are fulfilling needs.

He stated he has spoken with Brennan on the water issue and they have talked about creating a loop which will increase pressure and flow, they are also looking into building another well.

The architectural standards will have to answer to a Home Owners Association, rules will be made to abide by. An architectural review board will be in place just like the Oaks. This subdivision is a big investment and will be done correctly. Every lot is a minimum of 1 acre and will have septic systems. This could still be created under the county and have 1700 sf houses. The developers are agreeing to 2500 sf homes. Give Turin a chance to grow, give residents more services.

A traffic study was created in 2014, traffic volume is determined as low in three 24-hour periods: 443, 467 and 469. This was before the subdivision was put in, and that it is not volume, it is speed and that is an enforcement issue.

The Public Hearing closed at 7:12 p.m.

Mayor Starr called the regular Council meeting to order at 7:12 p.m.

Councilmember Bolden gave the invocation and all present recited the Pledge of Allegiance.

Councilmember Stapp made a motion to approve the agenda as presented, seconded by Councilmember Frnka. Vote: All in favor

Councilmember Bolden made a motion to approve the minutes from the June 28, 2018 Regular Council Meeting as written, seconded by Councilmember Stapp. Vote: All in favor

### **UNFINISHED BUSINESS**

Longstreet Avenue

Brennan Jones gave a presentation for reconstruction of Longstreet Avenue, along with an estimate of the Improvements - \$388,353.75 - See attached

### **NEW BUSINESS**

Rezoning of Parcel # 137 1125 001 (203.317 acres) from Coweta County Zoning of RC (Rural Conservation) to Town of Turin Zoning R-40 (Single Family Residence)

Councilmember Bolden made a motion to accept the recommendation from the Planning Commission to rezone parcel # 137 1125 001 from Coweta County's zoning of RC to Turin's zoning of R-40, seconded by Councilmember Stapp. After discussion it was determined that conditions needed to be set and Councilmember Bolden withdrew his motion and Councilmember Stapp withdrew his second.

Annexation of Parcel #137 1125 001 (203.317 acres) into the Town of Turin

Councilmember Stapp made a motion to table this subject and have as an agenda item for a Work Session/Special Called Meeting on Tuesday July 24 at 7 p.m., Seconded by Councilmember Bolden. Vote: All in favor

### **COMMITTEE UPDATE**

None

### **PLANNING & ZONING UPDATE**

Shawn Banach stated the sidewalks are wanted to be a deterrent for the speed on Linch Road

### **WATER UPDATE**

None

### **CITIZEN COMMENTS**

Todd Freeman stated that any covenants will be filed with the final plat

Blue Cole – Nothing Turin related, just wanted to state he is running for Mayor of Sharpsburg.

Allen Nolan – He stated he was in year 3 of water problems, he sees no flushing of the hydrants. What is the status of the filtration system? Brennan Jones gave procedures for getting this completed, the Town is working with GEFA to obtain the financing. The

system will be to remove Manganese and Iron. Allen then questioned if enough chlorine was being used, Brennan answered yes, that the Town samples and this is monitored by the EPD.

Shane Loftin - Stated he is a 4-month resident and he wanted to hear some plans. They are paying consumers and the water is not where it needs to be, it needs to be resolved.

#### **COUNCIL COMMENTS**

None

#### **MAYOR COMMENTS**

The Town will not stop working on the water issues until it is fixed. This is not a system wide problem, but is still not acceptable, hopefully this will be solved with the filtration system and the looping of the line.

The Mayor also stated that is there is ever an issue please contact the town via email, call the emergency number or Town Hall, that way a work order can be created and that will keep a log of complaints.

Mayor Starr also gave condolences to the Staley family and the Town of Sharpsburg with the passing of long time Mayor Wendell Staley. A new Mayor will be voted on in November and he hopes the good relationship with Sharpsburg will continue.


#### **CLOSED SESSION**

None

Councilmember Bolden made a motion to adjourn, seconded by Councilmember Stapp. Vote: All in favor

Meeting adjourned at 7:54 p.m.

Approved this 20<sup>th</sup> day of August, 2018

  
Clerk