

**June 24, 2025
Turin Town Hall @ 7 pm
Public Hearing / Council Meeting Minutes**

Call to Order

- Mayor Starr

Invocation

- Mayor Starr

Pledge of Allegiance

- All in attendance

PUBLIC NOTICE

A copy of the FY 2025 proposed budget for the Town of Turin is available for inspection in the Town Clerk's Office at the Turin Town Hall during normal business hours. A public hearing will be held at the Turin Town Hall on June 24, 2025, at 7:00 p.m. at which time any person wishing to be heard on the budget may appear. The Town will adopt the FY 2025 budget on July 21, 2025, at 7:00 p.m. at the Turin Town Hall.

PUBLIC COMMENTS

- **Lidia Wallin, 256 Linch Rd**
 - Miss Wallin wanted to know how the Town did on the 2024 audit/budget. Mayor Starr answered, excellent.

ADJOURNMENT OF THE PUBLIC HEARING

- Councilman Stapp made a motion made a motion to adjourn the Public Hearing, 2nd by Councilman Sprouse. Motion carried.

Call Council Meeting to Order

- Mayor Starr

Approval of Minutes

- **April 23, 2025**
 - Councilman Stapp made a motion to approve minutes, 2nd by Councilman Sprouse. Motion carried.

Approval of agenda

- Mayor Starr amended the agenda to add change the verbiage on the referendum that is on the ballot for November regarding liquor sales for the Town of Turin.
 - Councilman Stapp made a motion to approve the agenda after the amendment made from Mayor Starr, Councilman Sprouse 2nd. Motion carried.

Unfinished BUSINESS

- **Parking lot next to post office**
 - Councilman Sprouse made a motion to table to the July Council Meeting, 2nd by Councilman Stapp. Motion carried.

NEW BUSINESS

- **Accept nominations to fill vacant Council seat.**
 - Motion made by Councilman Stapp to place Lela Davis to fill in for the deration of Councilman Ramos's seat, 2nd by Mayor Starr, vote came in and Councilman Sprouse and Councilman Bolden was against.
 - Councilman Bolden amended wanted to amend the motion to allow Catherine Bankhead for Councilman Ramos's term deration; Councilman Sprouse 2nd the motion, vote came in and Mayor Starr and Councilman Stapp was against.
 - Councilman Sprouse made a motion to have Lidia Wallin in Councilman Ramos's term deration, not 2nd. Motion dies.
 - Tabled to the July Council meeting.
- **Advertise for the Code Enforcement Officer.**
 - Approval from Mayor and Council to advertise for job opening.
- **Consider adding a stop sign at the South Hunter and Turin Road intersection.**
 - Councilman Bolden made a motion to place a stop sign in front of the Community Center on South Hunter St, 2nd by Councilman Sprouse. Motion carried
- **Adopt revised demolition permit.**
 - Read in the June meeting will be on July's agenda for adoption.
- **Community Center rebirth and use**
 - This has been tabled for the July Council meeting.

ADMINISTRATIVE UPDATE

- N/A

COMMITTEE UPDATE

- N/A

PLANNING COMMISSION

- **Downtown Development Georgia membership consideration**
 - Will be on the July's agenda.

WATER SYSTEM UPDATE

- N/A

PUBLIC COMMENTS

- **John Piazza, 112 Noble View Dr**
 - Please see attached.
- **Karen Bremer, 112 Noble View Dr**
 - Please see attached.
- **Lidia Wallin, 256 Linch Rd**
 - Miss Wallin was voicing concern with the mayor for not communicating with her about the issues with Graceton Farms.
- **Justin Long, 32 Red Oak**
 - Mr. Long is concerned with storm water runoff and possible flooding due to high water tables.

COUNCIL COMMENTS

- **Clarence Bolden**
 - Thanked the Town Clerk Rena for letting him be a part of the meeting via phone.
- **Walter Sprouse**
 -
- **Alan Stapp**
 - N/A

MAYOR'S COMMENTS

- Wanted to thank the clerk and let her know how much he appreciated all the work she does.

EXECUTIVE SESSION

- N/A

ADJOURNMENT

- Councilman Stapp made a motion to adjourn the meeting, 2nd by Councilman Sprouse. Motion carried.

Approved this 21th of July 2025.

A handwritten signature in blue ink, appearing to read "Rena Schreier", is written over a horizontal line.

Town Clerk

Public Comment Statement – Town of Turin Council Meeting on 6/24/2025

Good evening, Councilmembers,

I appear today not only as a resident of Graceton Farms but as someone who has carefully reviewed the town's annexation ordinance, zoning conditions, and council minutes over the past several years.

Let's begin with what's missing:

- Noble View Drive and Graceton Way were supposed to have sidewalks, curbs, and gutters. They don't.
- Both streets were supposed to terminate in cul-de-sacs. They don't.
- The developer was required to submit a 5-year maintenance bond equal to 20% of actual construction costs. That never happened.
- Not one variance was ever granted by the Planning and Zoning Commission to authorize these deviations. Not one.

And yet, houses were built. Roads were accepted. Lots were sold.

All without a single vote by this council authorizing those exceptions.

The failure to enforce Ordinance 2018-01—and the Town's own Land Development Ordinance—was not by accident. It was allowed to happen. In fact, it appears it was coordinated behind closed doors.

The Mayor has repeatedly obstructed the enforcement of the council's own unanimous votes, including the vote to recall the bond on February 26, 2024.

Now let's talk about your Town Attorney. It appears Mark Mitchell answers to the Mayor alone, which is strange in a strong council / weak mayor form of government. Even worse, he never informed you—the governing body—about what are referred to as “undisclosed accommodations” made to the developer—accommodations that were never brought before the Town Council for a vote”. These accommodations, by the way, saved Mr. Freeman an estimated \$2 million while leaving taxpayers and residents to deal with defective infrastructure.

Under Georgia Rule of Professional Conduct 1.4, an attorney has a duty to “reasonably consult with the client” and “keep the client reasonably informed.” If this council is the client, then the Town Attorney has failed in that duty—plain and simple.

And let's not forget—one of you is a police officer and another is an attorney. Surely someone should have raised their hand and said, "Wait a minute... shouldn't we be enforcing the annexation agreement we passed?"

The time for plausible deniability is over. The litigation now pending between Linchwood Coweta and the Town has cracked this story wide open. And if a criminal investigation moves forward, I suspect the phrase "I didn't know" won't be much of a defense.

Thank you.

John Piazza
Graceton Farms Resident
112 Noble View Dr
Senoia, GA 30276

Statement by Karen Bremer Zoning & Planning Commission

Member | Resident of Turin, GA

Date: 6/24/2025

Mayor Starr, Councilmembers,

I speak to you tonight not only as a resident of this town, but also as a duly appointed member of the Town of Turin Zoning & Planning Commission. The documents I've reviewed—your own ordinances, the annexation agreement, and the Town's meeting minutes—paint a clear picture of blatant noncompliance, unauthorized accommodations, and a failure to uphold your legal duties as elected officials.

The Annexation Agreement adopted in Ordinance 2018-01 is not a suggestion—it is binding. It required the developer, Todd Freeman, to build with sidewalks, curbs, gutters, cul-de-sacs, professional landscaping, and to submit a 5-year maintenance bond equal to 20%

of road construction costs. Just for informational purposes, Road Construction with sidewalks, gutters and street lights are being constructed for \$1200.00 per liner foot at this time according to local site preparation companies. Our Street Graceton Way is approximately \$ 264,000.00. These requirements were ignored. Entire streets, including Noble View Drive and Graceton Way, lack this basic infrastructure. Homes were approved and sold in direct violation of that agreement.

Let me make this next part clear and unmistakable:

- No variances were granted.
- No legal exemptions exist.
- The developer was never held accountable.
- The Council's own 2024 vote to recall the bond was obstructed.

Whether by willful inaction or deference to the developer, the Town has allowed a private party to profit—likely by millions—at public expense, in violation of your own laws.

And now the developer Todd Freeman has filed suit against the town of Turin, stating that all the work is complete and he wants the bond released. The Town of Turin has responded in court documents that the work is not complete. So when will Town of Turin call the bond and have the work finished?

If this sounds like misconduct, that's because it is. This situation is now the subject of multiple formal complaints, both State and Federal, including to the Georgia Attorney General's Office and the FBI. Further investigation by the GBI or the Public Integrity & White Collar Crime Unit is not a possibility—it's likely.

If that happens, every action—and every failure to act—by this body will be examined. The question will no longer be "Was it a mistake?" It will be "Who knew, and when did they know?" You will not be

able to claim ignorance of the facts I am placing into the record tonight.

You still have time to correct course. But if you choose continued silence or delay, I assure you—there will be consequences.

Thank you.

Karen Bremer

Planning and Zoning Commission Member

THENCE along a curve to the left having a radius of 3725.78 feet and an arc length of 213.11 feet, being subtended by a chord of South 07 degrees 33 minutes 25 seconds East for a distance of 213.09 feet along said right-of-way to a point;
THENCE along a curve to the left having a radius of 1904.70 feet and an arc length of 58.65 feet, being subtended by a chord of South 11 degrees 04 minutes 21 seconds East for a distance of 58.65 feet along said right-of-way to a point;
THENCE North 89 degrees 08 minutes 39 seconds West for a distance of 1496.29 feet leaving said right-of-way to a 1/2" iron pin found at the west line of Land Lot 126;
THENCE North 02 degrees 24 minutes 12 seconds West for a distance of 18.24 feet along said land lot line to a 1" angle iron found;
THENCE South 89 degrees 41 minutes 59 seconds East for a distance of 50.00 feet along said land lot line to a 1" angle iron found;
THENCE North 00 degrees 17 minutes 25 seconds East for a distance of 629.21 feet along said land lot line to a 1-1/2" open top pipe found;
THENCE North 01 degrees 10 minutes 33 seconds East for a distance of 771.56 feet along said land lot line to a 3/4" bolt found marking the southeast corner of Land Lot 125 and THE TRUE POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 119.251 acres more or less.

NOW THEREFORE, be it ordained by the Board of Aldermen of the Town of Turin, Georgia and it is hereby ordained by authority of same that the above described property which is contiguous to the Town of Turin be annexed, incorporated into and made a part of the Town of Turin, Georgia. The zoning classification of said property shall be R-40, with the following conditions:

1. All homes shall be within 1000 feet from a fire hydrant, as per Fire Marshal's recommendation.
2. The use of individual septic systems will require a level 3 soil analysis for the proposed one acre lots. All lots shall also include a back-up reserve area for a replacement unit, as per Health Department review/standards.
3. Adequate sight distance for each of the proposed residential driveways and subdivision entrances along Linch Road should be verified by the developer's engineer.
4. Stormwater management should meet the requirements of the Metropolitan North Georgia Water Planning District.
5. All stormwater ponds shall be on the annexed property or property within Turin and not that property in the unincorporated Coweta County.
6. Minimum floor area per dwelling unit shall be 2,500 square feet (heated/cooled).
7. Minimum lot depth shall be 175 feet.

8. **Streets:** Streets with curb and gutters are required on all streets except Linch Road and shall be installed in accordance with the Town of Turin Subdivision and Land Development Ordinance.
9. **Sidewalks:** Minimum 4 feet width, required on both sides of the street in front of residential lots. Crushed red brick (or equivalent) for landscaping walkways is permitted in common areas. Reference the Town of Turin Subdivision and Land Development Ordinance.
10. **Connectivity with downtown Turin and surrounding neighborhoods is essential.** Accordingly, a series of sidewalks and walkways shall be incorporated providing such connectivity to the maximum extent possible. As a minimum, a sidewalk shall extend from Lot #1 on Will Banks Road and continue onto Linch Road until Lot #33.
 - a. The fence along residences with driveways on Linch Road should be removed. The fence along Phase 3 side of Linch Road may remain "as is".
 - b. All sidewalks in the development shall be outside of Right of Ways and on Private Property and shall be maintained by the development HOA.
 - c. Plans for portion of sidewalk between Lots #10 & 11 and within unincorporated area must be submitted to the Coweta County Engineering & Transportation Department for approval and permits.
 - d. Allow sidewalk easements in the final plats for the connectivity of future Turin sidewalks into downtown Turin.
11. **Street lighting:** Required and shall be installed in accordance with the Town of Turin Subdivision and Land Development Ordinance. Street lighting shall also be installed along Linch Road and fixtures shall be located no more than five hundred (500) feet apart.
12. **Utilities** shall be located underground throughout the subdivision. All customary utilities, including electricity, water, sewer, gas, telephone and cable television/high speed internet access, shall be available.
13. **Minimum Common Area Greenspace:** at least 20% of the gross tract area, of which 10% shall not be floodplains. Greenspace shall be defined and managed in accordance with Article 14 of the Town of Turin Zoning Ordinance.
14. **Home Owners Association:** A homeowner's association including restrictive covenants applying to all property developed in the subdivision, requiring minimum architectural standards, shall be created and filed with the subdivision final plat. Developer shall submit as part of the HOA restrictive covenants, a Greenspace Management Plan that allocates responsibility and guidelines for the maintenance and operation of the greenspace and any facilities, including entrance features and signage, located thereon in accordance with Article 14.7 of the Town of Turin Zoning Ordinance.
15. The applicant shall submit a 5-year maintenance bond for all new road constructions in the amount 20% of actual cost of construction.
16. The Town of Turin shall be provided with fee simple title to property and an access driveway from Linch Road for a new back-up water supply well site at a location to be determined by the Town of Turin. The proposed back-up water supply well site will be located on property located in common areas of the proposed development. The land area required for the proposed well site and access road will not exceed 3 acres.

The Following Architectural Design Standards shall apply to the development. Pursuant to the Subdivision and Land Development Ordinance of the Town of Turin the Land Use Officer shall be authorized to grant variances to these standards.

1. Architectural style shall be "vernacular", reflective of the architectural style of the local surrounding region.
2. Materials – exterior materials shall be traditional wood lap siding, fiber cement siding, brick, stone or cultured stone. Shakes and Board & Batten may be used for accents only. Vinyl or aluminum siding allowed only for eaves, gutters, and covered porch ceilings. Brick houses must have a minimum of 3 full sides brick.
3. Porches shall form a predominant motif of house designs and be located on the front or to the side of the dwelling. All porches will have a minimum depth of 6 feet and should be constructed of materials in keeping with those of the main building.
4. Main roofs on residential buildings shall be symmetrical gables or hips with a pitch of between 6:12 and 12:12. Porch roof pitch minimum is 2:12. Roof material shall be minimum 25-year architectural asphalt shingles (or equivalent) and shall be dark colors (no light or red colors). Openings in the roof should be kept to a minimum and should open to the rear of the house, and painted in same range of roof shingle. Overhang on roof eaves shall be a minimum of twelve inches (12") and a maximum of sixteen inches (16").
5. Columns should be simple wooden or vinyl posts, typically 5" square, or if round or square columns with classical details, the dimensions and moldings should be of correct proportions.
6. All exposed chimneys must be constructed of brick, stucco or cement type wall siding in a manner suitable to the proposed building style.
7. Residential windows shall be vertical. Accent windows may be circular, semicircular, octagonal, rectangular or hexagonal. Shutters shall be provided for street facing windows.
8. Colors – exterior painted colors shall be a traditional solid color or semi-solid stain.
9. Garages shall load from the front, side, rear or courtyard of the houses and shall include designer garage doors and an exterior service door. Garage interior shall be trimmed and painted. Front loading garages shall be limited to no more than 15 percent of the total number of lots.
10. Ceiling heights on main floor shall be 9' minimum.
11. Pre-finished custom 6" seamless gutters and downspouts shall be installed.
12. On grade slab is permissible; however, residences shall have basements where elevation is compatible.
13. Professionally installed landscaped yards shall include, as a minimum: 1 street tree (3"), 1 additional canopy tree (2"), 3 flowering or mix/native evergreen trees, 30+ foundation shrubs, sodded front and side yards, sodded or seeded rear yard, pine straw or shredded mulch.
 - a. All landscaping shall be done no later than the issuance of Certificate of Occupancy.
 - b. A 2-year landscaping bond for 20% of actual landscaping cost shall be required.
 - c. No Bradford Pear trees or other nuisance high seed-count trees.
 - d. We highly "encourage" Georgia native trees and shrubs such as: Yaupon Holly (regular, dwarf, weeping), Inkberry Holly, American Holly, Virginia Sweetspire, Clethra Alnifolia, Oak trees, Red Bud trees (low seed count varieties), Dogwoods, St. Johns Wort, Winterberry Holly, Wax Myrtles,

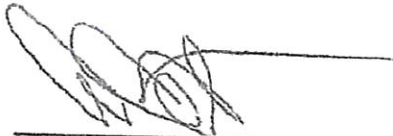
*Eastern Red Cedar, Eastern Hemlock, Yellow Anise, Florida Anise,
Magnolia Grandiflora (Little Gem variety), Pink Muhly Grass.*

This ordinance shall become effective on August 1, 2018.

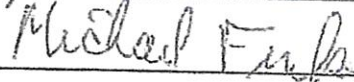
All ordinances and parts of ordinances in conflict with this ordinance are repealed.

First Reading: July 24, 2018

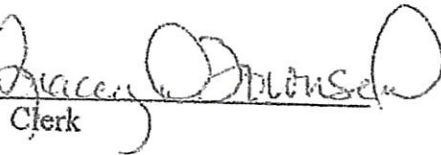
SO ORDAINED in lawfully assembled open session this 25th day of
July, 2018.



MAYOR



Attest:


Clerk