Minutes
City of Fayetteville/Fayette County Called Work Session
Fayette County Commission Chambers
West Fayetteville/Pinewood Atlanta Annexations
July 9, 2013
5:30 p.m.

Fayette County Commissioners Present:	Steve Brown, Chairman Charles Oddo, Vice Chairman David Barlow Allen McCarty Randy Ognio
Fayetteville City Council Present:	Greg Clifton, Mayor Larry Dell, Mayor Pro Tem Mickey Edwards Ed Johnson Paul Oddo, Jr. Walt White
Staff Present:	Steve Rapson, County Administrator Joe Morton, Fayetteville City Manager Floyd Jones, County Clerk Dennis Davenport, Interim County Attorney Tameca White, Executive Assistant Pete Frisina, Community Development Coordinator Brian Wismer, Fayetteville Director of Community Development

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1. **Call to Order – Fayette County Commission Chairman Steve Brown**

   Chairman Steve Brown called the City of Fayetteville / Fayette County Called Work Session to order at 5:32 p.m.

   Throughout this meeting, the various speakers presented portions of a comprehensive PowerPoint presentation. A copy of the PowerPoint, identified as "Attachment 1", follows these minutes and is made an official part hereof.

2. **Opening Comments – Fayette County Commission Chairman Steve Brown and Fayetteville Mayor Greg Clifton**

   Fayette County Commission Chairman Steve Brown and Fayetteville Mayor Greg Clifton gave opening comments based on the first sixteen pages of the PowerPoint Presentation.

3. **History and Overview of West Fayetteville Area – Matt Forshee, President and CEO, Fayette County Development Authority (FCDA)**

Mr. Matt Forshee, President and CEO of the Fayette County Development Authority, provided the history and an overview of the West Fayetteville Area. Mr. Forshee's comments entailed pages 17 through 26 of the comprehensive PowerPoint presentation.

4. West Fayetteville Master Plan Update – Aaron Daily, Historical Concepts

Mr. Todd Strickland of Historical Concepts gave some brief remarks about the West Fayetteville Master Plan.

Mr. Ryan Yurcaba updated the attendees about the West Fayetteville Master Plan. He utilized pages 27 through 54 of the comprehensive PowerPoint presentation.

5. Annexation Process Update and Overview of Intergovernmental Agreement Between City of Fayetteville and Fayette County – Brian Wismer, Fayetteville Director of Community Development and Pete Frisina, Fayette County Director of Planning and Zoning

Fayetteville Director of Community Development Brian Wismer and Fayette County Director of Planning and Zoning Pete Frisina reported on the annexation process and gave an overview of the Intergovernmental Agreement between the City of Fayetteville and Fayette County. For their discussion, they used pages 55-66 of the comprehensive PowerPoint presentation.

6. Public Comments

Bill Foley: Mr. Foley, who "is doing the Pinewood design", began by saying he was the only one available "from any of the development team", as everybody else was working or trying to beat the rain. He said they did want to support and tell everybody at the city that they have been working with the city and the county, and he told everyone that the proposed agreement between the city and county is very much in favorable and beneficial to both sides. He praised both the city and the county staffs who have worked everything through. He said they totally support the agreement and the way it is going, it's planning, and everything that has happened. He said the development team wanted to endorse everybody in the team who has been involved, and he hoped the effort would continue and be approved.

Chairman Brown: Chairman Brown informed everyone that there was a meeting with the cities a couple of days ago related to the Core Infrastructure SPLOST. He said the Board of Commissioners said the County was only going to do Stormwater projects, and that the County was going to stick to that promise that was made to the constituents. He stated that the County actually came out under its proposed budget for Stormwater; giving the County a significant balance. He said the Board has informed the cities that it is willing to give those monies to the cities so that the cities can do projects that need to be done and that will help them fulfill the rest of their list. He asked for some of the funds that would be going to Fayetteville related to the tunnel either at Sandy Creek or Veterans Parkway would be used to fund the tunnels and much more. He asked the City of Fayetteville to use some of the funds to help with the tunnel, and he said the County would help in any way that it could. He pointed out that the County has already agreed to do all the earthwork, cut the road, insert culverts, and do everything else that it could do. He asked the city to consider his request.

Commissioner Ognio: Commissioner Ognio understood that this issue had been hard fought for an Intergovernmental Agreement, and he thought that it worked out for both sides. That said, Commissioner Ognio said he was a little disappointed in the City of Fayetteville on the annexation since he did not think the city should be annexing as much as they are even though the county did not have much say in the matter. He hoped that the development could be slowed "on the other side of Veterans Parkway", and he thought it would be slower if it did not have access to sewer on that side. Commissioner Ognio said everyone needed

to keep in mind what would be done to the rest of Fayetteville if the property develops, and he was worried that the proposed developments would work to cause existing structures in Fayetteville to "become empty" since they would not be as close to the financial activity. He hoped all of the proposals worked out to the best, but he wanted to voice his opposition to the annexation of the property on the other side of Veterans Parkway.

Mayor Clifton: Mayor Clifton responded to Commissioner Ognio's comments by explaining that the sewer actually "would not be extended over that far." He said the initial phase of the sewer is only going to get to the Pinewood site. He said the sewer would not be extended until there was some project that needs it and provides the funding for it. He anticipated that the plans would help to slow down the development whenever a development is on the west side of Veteran's Parkway.

Commissioner Ognio: Commissioner Ognio replied that, as he saw it, the city could always annex the property later, and that he did not see the need to annex the property to make sewer available. He explained that if the property were in the city then sewer would be available to it.

Mayor Clifton: Mayor Clifton agreed that sewer could be made available to city property, but the developers have requested annexation and the city did not solicit the request. He added that the Board of Education is also interested in annexing; hoping it would increase their property value and then they could unload the school site.

Chairman Brown asked the City of Fayetteville's Public Services Director, Chris Hindman, to briefly tell how the sewers would "come into play" and what properties would be involved.

Public Services Director Chris Hindman: Mr. Hindman said that currently the sewer is being designed to have a lift station on the Williams property to pump the sewer across the street to an existing sewer line. He said that from the lift station, there would be a sewer line that comes up to Sandy Creek; however, the design is still being worked out. He added that a manhole would be installed for the Pinewood site. He added that any future sewer expansion in the area would be provided by the developer, so the city is fronting the cost for Phase I of the sewer and then it would be proportionately shared back to each property owner as they tie onto the sewer. He stated that the city would actually recover its cost for the sewer in the area.

County Administrator Steve Rapson: County Administrator Steve Rapson said he wanted to personally thank Fayetteville City Manager Joe Morton and his staff, as well as Allen and Brian, in regards to all that has come together. He explained that this was a great example of how Fayette County can work with Fayetteville to the benefit of all Fayette County.

Chairman Brown: Chairman Brown said that one aspect that has changed in the county is that the county realizes that the cities are actually beneficial to the county. He said that when the cities do well, the county does well. He thought that was a great perspective to have. He said the County wanted the city to do well, and that the county does well when the city does well.

Commissioner McCarty: Commissioner McCarty said he has worked all over the county building television stations and studios, and that he was glad to see that Fayette County has the opportunity, now, to fix things, to control the growth in the County in a very positive direction. He said it was beneficial to the cities, but it was also a benefit to the County. He was glad everyone was working together to help accomplish the project.

Commissioner Oddo: Commissioner Oddo agreed that it was quite amazing to the county and city work together on this project. He said the real concern that he had, and that this concern would rest with the City of Fayetteville, was that Pinewood initially liked the property because it was "kind of country". He cautioned the city not to overdevelop, and to try, as best as possible, to control the growth. He clarified that he is not

against growth, but he wanted to control it as best as possible. He wanted to make sure that the city looked at that issue, and to consider what was going to happen to the area if it becomes too dense. He suggested that consideration should be given to less dense development around the area. He added that there should be some thought to keep the rural flavor that the location currently has.

Joe Strickland: Mr. Joe Strickland of Historical Concepts said one of the things that were appreciated in the area was the old farm that was there, and the old barn that was there. He said this issue reached back to five or six years ago, and that Historical Concepts has proposed to save the barn, to save the barn behind it, and to put in another home in order to create what was the old Fayette County; which was many years ago. He said Historical Concept was trying to maintain that rural flavor. He also explained other proposals that would retain the wonderful things that everyone likes about Fayette County. He agreed that change would come to Fayette County, and so the effort was to ensure that the change is a good change and is a change that everyone could be proud of.

Mayor Clifton: Mayor Clifton responded to Commissioner Oddo's concerns about mass development. He stated that the zoning that is being developed is going to be very restricted with a very limited amount of housing. He anticipated that there would need to be some housing for students who will be attending the university facility, and maybe some housing for employees of the Pinewood project, however; there are plenty of places within the city and county where residential space is available. He said this was such a valuable area in order to make a corporate campus situation with much higher tax value. He said the city really did not want to put many houses in the area. He anticipated that the city would stick to their guns on the issue, and restrict the area heavily.

7. Closing Comments – Fayette County Commission Chairman Steve Brown and Fayetteville Mayor Greg Clifton

Chairman Brown thanked everyone for attending the meeting, and asked everyone who has questions to come up, see the displays, and ask those questions.

At no point during this meeting was a motion made or official direction given to staff.

Chairman Brown concluded the Joint Meeting concluded at 6:48 p.m.

Floyd L. Jones, County Clerk

Steve Brown, Chairman

The foregoing minutes were duly approved at an official meeting of the Board of Commissioners of Fayette County, Georgia, held on the 25th day of July 2013.

Floyd L. Jones, County Clerk