

Conyers Activity Center Investment Policy Study

an Atlanta Regional Commission Livable Centers Initiative (LCI) Study

CORE TEAM MEETING #3 SUMMARY

April 16, 2009

Conyers City Council Chambers

6:30-8:00pm

ATTENDANCE

Kandie Beck	Eddie Shirey
Carol Fountain	Patricia Shirey
John Fountain	M. Scott
Jerry Franklin	Kerwin Scott
Joe Franklin	Dwight Spencer
Charlotte Gellert	Cleveland Stroud
Harriet Gattis	F. Marvin Wilson
Bobbie Hill	Marvin Flanigan (Conyers)
Stevie Holt	J.P. Alexander (Conyers)
Yolanda Mack	Megan Will (JJG)
Deborah Manget	Jim Summerbell (JJG)
Al Sadler	

Megan Will started the meeting with a review of the results of the April 2 Public Meeting, which focused on three areas Land Use, Urban Design, and Transportation. She also presented a draft concept plan for the area for the Committee's review. Megan presented the findings for the Land Use and Urban Design group, and Jim Summerbell presented the findings for the Transportation group. The meeting was informal and during the presentations and following it, the Committee was encouraged to offer questions to the project team. Following are some the key questions and suggested changes offered by the participants.

1. What will be the financial impact on elderly living in the area, particularly along Bryant Street, if they have to move or property taxes increase? How can these impacts be mitigated?
2. The eastside of Bryant Street has a greater potential for redevelopment the Westside.
3. Will the new housing be elderly friendly, front floor or elevators?
4. What will be the price points of the new housing?
5. The existing sidewalks at the railroad cross along Travis street need improvement.
6. Is the Old Covington Road improvements on the Stimulus Package list?
7. How many homes will be taken out with the construction of Central Park?
8. The residents and churches in the area are going to want details, such as when all this take place, what will costs and benefits. They do not like uncertainty.
9. It would be beneficial to do an impact analysis of what happen to the area if nothing were done and compare that to the impact if the plan were implemented.

10. Save the Old Conyers Rail Station. If Commuter Rail line were built will the station have to be moved, will the current line be double tracked?
11. Need to stress that this plan will be market driven. No one is being forced out of their homes or businesses.
12. Has the project team talked with all the affected property owners?
13. Second Shady Grove Baptist Church does not want to take on any new debt, but is willing to move if the price is right. Drainage on the site is real issue, new development will only make water runoff worse.
14. What are the area requirements for the Open Campus School?
15. Will the new residential growth in the study area be enough to support the retail in Old Town Conyers?
16. Residents thought that the old lumber yard on Railroad may also be a good location for the commuter rail station.
17. Uncertain about whether the Harley Davidson dealership is in a situation to move. It is a new building.

These suggestions and questions will be taken into consideration as the consultant team revises the draft concept plan for presentation at the upcoming 4/24/09 Concept Plan Critique Meeting.