

**TOWN OF TRYON  
BOARD OF COMMISSIONERS  
JANUARY 19, 2021 6:00 P.M.  
WORK SESSION  
TRYON TOWN HALL – MCCOWN ROOM**

Present: Mayor J. Alan Peoples                      Mayor Pro Tem Chrelle Booker

Commissioners: Crys Armbrust, Bill Crowell, Bill Ingham

Staff Present: Town Manager Zach Ollis    Town Clerk Susan Bell

**CALL TO ORDER**

Mayor Peoples called the work session to order.

Town Manager Ollis explained the two-page document of the border property. The first page shows what the GIS had. He had a survey done and on page two it shows a lot smaller property, with no access to the road. He is sure there are easements. We can continue to move forward or we could back out and tear the house down, through minimum housing. Mayor Pro Tem Booker asked about the Jerry property. Ollis thinks it is behind the cemetery. This is the Ruth Porter property. If we owned, we could do a small gravel parking lot for the cemetery. We thought the original lot line belongs to someone else. It could be a piece of land that is just there. His main concern is when we first approached you, we told you this is what you were buying. He doesn't want to mislead you. Crowell asked how much we were paying. Ollis \$10,000 or \$11,000. At the corner where you turn no one seems to own that corner. He assumes that the Town owned it and may have been going to do a road there. Everyone agreed to move forward with the purchase. Ollis wants to put in a box culvert, small gravel driveway and small gravel parking lot. People could park there and visit the cemetery or the Nina Simone house.

Cell Tower-The second thing is, Verizon has identified a place to put a tower. They had mentioned before that the pin is on the garage to the Town house. They are willing to tear the garage down to place the tower at that location. The only thing is Wade is currently living there. He wants to be respectful to his family. He has talked to you about selling the house to Wade. The cell tower has to have a 100-foot fall zone.

Ingham wouldn't want to back his car out of the property. If we do away with the garage, you couldn't turn around. Ollis-It has to clear 100 feet for the fall zone. If we keep the properties together, we can meet the fall zone. He will do more to see how much property we own. Ingham doesn't like the idea of tearing the garage down. Ollis will research it more. Mayor Peoples explained we have put a lot of money into the house. Booker-don't sell it, continue to lease the property. Ollis explained when they met with Verizon, this location was the easiest. He will do further research.

Butler building-there has been some interest in purchasing the building. One of the people looking at purchasing the building is looking at residential. The meetings held with Paul Walker (Main Street Program) has been that the Town needs more residential places. The problem is the ordinance only allows for thirty-three percent of building to be residential. You could look at a text amendment to change this and to make a change on side streets also. The interested party is looking at four

townhomes on Maple Street, apartments and office space throughout Owen's Pharmacy toward Buck's Pizza. Commissioner Ingham believes we need more housing. That building is so large. Mayor Peoples asked what the square footage of the building. Ollis can find out. Daniels has preliminary plans. He is going to provide public restrooms also. Owen's pharmacy will be retail with apartments above. Commissioner Armbrust thinks it is a great idea, but parking is the issue. Ollis has tried to purchase the parking lot, but Barry feels the space goes with the building. The current leases were discussed. Some of the leases are long term leases, but most are month to month. Crowell feels retail is not what it used to be. Ollis is dedicating town staff to move the Museum when it is time to relocate.

Work Sessions - Mayor Pro Tem Booker asked if it is necessary to have workshops before every meeting. Commissioner Crowell feels like it is necessary. Commissioner Ingham feels the same. Booker asked why we are meeting in public and in this building. Ingham feels we are wearing masks and doing the best we can. She asked how long the filming crew will be here. Ollis explained the filming crew will be filming up until spring. They were in front of Stephen Brady's building. That is going to be the Town Hall for their film. They are filming at Sunny Dale. Commissioner Armbrust said they are coming back Thursday. Booker requested to meet the director. Ollis will work on that. Everyone has been as accommodating as possible. The Christmas stuff has been left up for their recording. It will be taken down next week.

Booker asked about the Constitution thing. Ollis stated this is included in the agenda. You have already taken the oath and you are covered by this. Crowell will go with what has been presented. Mayor Peoples feels he doesn't need to be sworn in again.

Crowell asked that Daniels bring all the regulations for Lake Lanier to the meeting next month. He would like to abolish them. Ingham feels we need to talk to the attorney first.

Armbrust asked about Erskine Bridge. Ollis stated that when Trace finishes, Bagwell will come in. He has put the lights on the agenda.

Armbrust asked about Chestnut. Ollis has called Derrick Pack continuously. He will call Antonio Staley and see if he has time. He feels Pack is putting us on the back burner. Staley done the steps going down to the Nina wall.

Armbrust asked about the wall on Chestnut. Crowell claimed it is not our wall and we shouldn't pay for it to be fixed. Armbrust feels different.

Mayor Peoples entertained a motion to adjourn. Commissioner Ingham so moved. The motion carried unanimously.

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J. Alan Peoples, Mayor

Attest:

  

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Susan B. Bell, Town Clerk