

V. CONSENT AGENDA

Commissioner Lambakis moved to adopt the consent agenda and the motion carried unanimously.

VI. PUBLIC HEARING: ST LUKES REZONING

Mayor Peoples stated that individuals had signed up and would be limited to 2 minutes each to speak. He asked that everyone remain civil or they will be removed. Mayor Peoples stated that emails or letters sent by citizens had been forwarded to the Board and read. He also stated that he doesn't want to see anymore empty buildings and know what whatever the solution is will not make everyone happy. Mayor Peoples then opened the Public Hearing and stated that Board members would speak first.

Commissioner Crowell stated his support for the change in the rezoning. The basis for his support was the following:

Lack of current restrictions: The current zoning is very broad and open with minimal restrictions. Commissioner Crowell stated that currently second shift manufacturing would be allowed at the property. The new rezoning would give way to work hour restrictions, among others, that would allow for everyone to know what to expect and when to expect it.

Traffic: Concerns were addressed; however, he feels that given the proposed purpose the road is significant for the purpose with over 100 cars an hour.

Taxes: Improvements lead to increased tax values.

Residential rezoning: The current owners had stated they would be willing to rezone the property to the left as residential if the rezoning goes through which would be a win for the neighborhood.

Finally, Commissioner Crowell stated that the future of the hospital is hanging in the air. This rezoning would make the property restrictions tighter and thus make the neighborhood safer. He also pointed out that a survey conducted by Gillet Woods Homeowners Association stated over half of the individuals polled were ok with the rezoning.

Commissioner Lambakis did not state support or opposition for the project. There is concern that this project would take away from the downtown district as well as setting a precedent. If the Board approved this GBCU in this district, would it cause someone else to look at properties such as the church in Godshaw Hill. She likes the idea of the project, but questions the location. She expressed her desire to postpone it another month before making a decision.

Commissioner Morris did not expressly state support or opposition for the project. She addressed the traffic concerns by stating if it is such an issue now then it should be dealt with now and looks forward to working with Chief Holt on that. Commissioner Morris also expressed her desire to not rush into a decision and make sure that the proper guardrails are in place to protect not only the surrounding area but

the prospective owners as well. She also expressed concerns over the prospective owner's financial capacity to renovate and maintain the property.

Mayor Peoples then began calling upon the citizens who had signed up to speak. The following citizens spoke during the public hearing:

Becky Oliver: Supports rezoning and echoed the statements made by Commissioner Crowell.

Chris Lambakis: Opposes rezoning. Expressed concerns regarding traffic safety and noise.

Charlie Magee: Opposes rezoning. Stated the bar/restaurant isn't the right fit, maybe a bed and breakfast would be better suited.

Marie King: Supports rezoning. Growth is part of all small towns, traffic can be addressed and the upscale project will bring in more visitors.

Esther Albert: Opposes rezoning. Does not believe it is an appropriate use of the space. Expressed support of something going in that space just not this particular plan.

Olivia Whiteside: Supports rezoning. Stated she lives near a busy part of Town and hears the "good and bad" sounds between the kids playing at the school but also sirens and mechanic noises. She stated all areas have that but she still chooses Tryon.

Dorothy Easley: Supports rezoning. Spoke to the vision and courage of the council to support responsible private investment and feels proper restriction can be fused with the application to benefit all.

Tom Brylowe: Supports rezoning. Pointed out that the current plan contains aspects that the old hospital had such as traffic and food service. He also stated the buyers seem well qualified and there is never a way to fully eliminate risk.

Brittany Tillman: Supports rezoning: This project would help the local economy and family, instead of individuals leaving to go to Asheville those dollars could stay here. Final point was that thoughtful growth is important to our area.

Sheri Sandler: Opposes rezoning. She referenced the parcel being split and the idea of the parcel property reverting to prior zoning. The idea of spot zoning was also mentioned.

Brian McCrodden: Opposes rezoning. Feels that the property was never intended for this use and expressed concerns about traffic/speeding as well as lighting.

Josh Stahl: Supports rezoning. As the prospective owner he expressed his desire to be transparent and patient throughout this process. He feels his project will benefit Tryon and is happy to comply with any reasonable restrictions.

Tonya Walls: Opposes rezoning. Spoke to the effect on property values as well as the covenants at Gillett Woods.

Leslie Turnage: Opposes rezoning. Desires for something to be done with the space; however, has concerns about home value, water usage, and the fit in the neighborhood.

Jeremey Wood: Supports rezoning. As the broker of the property in question he stated that several different and less desirable businesses could have went into the property. As a hospital it was commercial use so nothing changes and he would like to see something beneficial there.

Max Ricart: Supports rezoning. He stated that the property is not that far into Gillette Woods and thus the impact wouldn't be that vast. He would like to see everyone get on board and figure out a way to make it work instead of another vacant building.

Town Clerk Dale then presented the Board will citizen letters that were received prior to the meeting and asked that they be considered with the other comments.

Commissioner Morris proposed a meeting involving the parties involved to hash out some of the details and hopefully come to an agreement or understanding. There was various discussion involving who should be present, and enforceability of any agreements. At the end of the discussion no formal action was taken; however, the parties agreed to think about setting up a meeting.

Commissioner Crowell made a motion to recess the public hearing until May 19, 2026 board meeting. The motion carried unanimously.

VII. PUBLIC HEARING: LAKE LANIER MORATORIUM

Mayor Peoples opened the public hearing on the Lake Lanier Moratorium. Prior to citizen comments he stated that a proposal for a 90-day moratorium was drafted in order to allow the Town time to explore other avenues regarding the lake. Commissioner Crowell reiterated the need to get a hold on rules and enforceability at the lake. Mayor Peoples stated that citizens would be limited to two minutes each to speak.

Brian Carey: Stated he came to get more information on the process. He understands the need for enforceability and the Town trying to pass that off.

John Kelaher: As the president of the Lake Lanier Civic Association, he stated the Board had discussed and was in support of seeing what options are. He understands that issues are the like are essentially a "hot potato" and while Planning Director Daniels has been great to work with, he sees the need.

Chelle Kelaher: Reiterated the prior statement made by John Kelaher and would love to see a win win solution for everyone.

Kevin Lynch: Spoke to the difficulties encountered during the process of permitting/building on the lake. He supports looking at a better way.

Allen Smith: Spoke to the encroachment issue the Town faces and that self-inspection is not a viable option. He supports finding a way to make Greenville County inspect/enforce.

Ester Albert: Inquired as to why the Town have to maintain the lake to which the Board responded it was needed for the water rights.

Mark McCall: Supports a new plan for oversight on the lake. He feels that a lot of the local contractors attempt to circumvent the process since they understand the oddities involved.

Payton Peters: Spoke to the zoning process as well. He stated as a local builder he feels the process needs to be changed to include inspections after work is completed and throughout the process.

Mayor Peoples entertained a motion to enact the moratorium as presented, Commissioner Morris so moved and the motion carried unanimously.

After discussion, it was agreed that Mr. John Kelaher would accompany Fatland and Daniels to their meeting with Greenville County on May 6.

VIII. RESIDENTIAL PARKING ORDINANCE

Morgan and Daniels stated their recommendation of scraping the parking ordinance proposed at the last meeting and instead moving forward with altering the current nuisance ordinance. This would allow for certain situations to be deemed a nescience instead of a blanket policy.

X. RESOLUTION OF SINGLE TOURISM AUTHORITY

Fatland stated that the three towns of Saluda, Columbus and Tryon had been informally discussing ways to increase tourism. They would like to move forward with a formal review of merging all the town tourism authorities with Polk County. This would provide for a greater access of funding and ability to promote the towns and county as a whole.

Commissioner Lambakis made a motion to amend the resolution to include a 90-day time frame for the review to take place, that motion carried unanimously.

XI. FY26 BUDGET AMENDMENT NO THREE

Fatland presented budget amendment number three. He explained that there were increased revenue through Helene Water/Sewer Fund close out as well as better than expected Water/Sewer charges. The Fire Department had also received a grant and those funds needed to be shown.

The following budgets were amended:

Sanitation Fund by \$7,000

Water/Sewer Fund by \$228,689

Fire Department Fund by \$50,360

Commissioner Crowell made a motion to adopt the budget amendment and the motion carried unanimously.

XIII. DOWNTOWN UPDATE

Daniels provided the downtown update. A clean up day and April's Fool Day festivals were both very well attended. The inaugural Fire Department and Harmon Field Easter Egg hunt took place with a vast turnout. The Town is very thankful for the support of these events.

The Saluda Grade Trail will have a forum on April 23 at 5:30 at Polk County High School. Fatland and Gutierrez will be there and Gutierrez will be speaking.

A street closure is needed on June 28th for Depot Street from 9:00am to 7:00pm. Commissioner Lambakis so moved and the motion carried.

XV. TOWN MANAGER REPORT

Fatland provided an update on his recent trip to Washington, DC in regard to the Saluda Grade Trail. He stated that he met with Congressman Chuck Edwards as well as Congressman Tim Moore. He is optimistic that the meetings went well and hopes to hear soon. He also spoke to the optimism surrounding the upcoming grant funding.

XVI. COUNCIL/MAYOR REPORT

Commissioner Crowell thanked staff and everyone for coming.

Commissioner Morris appreciated everyone coming out and expressed her desire for the Board to make informed decisions.

Commissioner Lambakis thanked everyone and commended the Easter Egg Hunt.

Mayor Peoples thanked staff and the Board for looking out for the future of Tryon.

XVII. CITIZEN COMMENTS AND RESPONSES

No citizen comments.

XVIII. MOTION TO ADJOURN

Commissioner Morris made a motion to adjourn and the motion carried unanimously.