

## CLAYTON COUNTY GREENSPACE TRUST BOARD

### MINUTES

The Clayton County Greenspace Trust Board held a meeting on Tuesday, January 5, 2010. The meeting was held in the Commissioners' Conference Room of the Clayton County Administration Building, located at 112 Smith Street, Jonesboro, Georgia. Those present at the Board Meeting were as follows:

**Members:** Chairman Eldrin Bell, Mrs. Libby Torbush, Mr. Jack Bruce and Mr. James Jenkins.

**Attendees:** Detrick Stanford, Nathan Parrott, Stephanie Berens, Chuck Ware, Lisa Cameron and Michelle Outlaw.

Chairman Bell called the meeting to order at 5:07 pm and presented the minutes from the June 6, 2010 Retreat. Mr. Jack Bruce made a motion to accept the minutes, which was seconded by Mrs. Libby Torbush. With no opposition expressed, the minutes were accepted as presented.

At this point Chairman Bell requested Mr. Nathan Parrott recap his previous explanation of a potential property donation. Mr. Parrott took the floor and explained a citizen wishes to donate an unspecified portion of his 3 +/- acre parcel along the Flint River. Mr. Parrott explained the parcel is along the trail's proposed route and abuts the Flint River, just North of McDonough Road. Mr. Parrott then recommended acceptance of this donation and stated he saw no reason to deny it. Mr. James Jenkins said this donation was consistent with the board's long term plans and made a motion to accept. Mr. Jack Bruce seconded the motion to accept and the Chairman proceeded to ask some questions about the parcel. The Chairman asked the distance between the subject donation and property already in the Land Trust. Mr. Parrott said the parcel is approximately 1800 feet north of property previously purchased along the Northern edge of McDonough Road and along the Eastern bank of the Flint River. The Chairman submitted a follow up question asking if the parcel was a portion of a development, Mr. Parrott responded in the negative. The Chairman then asked if there was any opposition to acceptance, hearing none the property was accepted, pending further due diligence.

The Chairman moved the Board's attention to the next agenda item; a proposed property donation of land at 7806 Adamson Road, in Jonesboro. Mr. Parrott addressed the Board and described the parcel as small, owned by a church and embedded within the Lake Tara Community. Mr. Parrott went on to state this property is not on the route of the proposed trail, then recommended denial of the donation. Mr. Jenkins asked if this was a lot within an existing subdivision. Mr. Parrott said that it was and he felt the property was more suited to become a neighborhood park, if public. Mr. Jenkins said this property was not consistent with the stated purpose of the Land Trust and therefore made a motion to deny acceptance. Prior to moving forward, the Chairman asked about potential to create public-private partnerships for accepting parcels, similar to this one, for the creation of neighborhood parks. Mr. Detrick Stanford told the Chairman he felt the potential was great for such a partnership. He went on to say it may be more in fitting with the Charge of the Parks Advisory Board, but he would check into the

potential. The Chairman then requested Mr. Parrott begin packaging denied parcels for submission to the Parks Advisory Board.

Now the Chairman directed the Board to the next Agenda Item, review of Property Acquisition's Qualitative Evaluation Form. Mr. Stanford reminded the Board this was a document previously reviewed and discussed. Mr. Stanford went on to say he hopes the Board will share some general thoughts on the document and provide guidance on changes that need to be made prior to the next submission. Mr. Parrott took the floor to discuss the Evaluation form. He started by saying there were six basic criteria by which each property would be evaluated, with each criteria containing five different value assessments. The value assessments within each criterion will have different scores associated with them. Cumulatively each criterion's assessment score will be added to reach a cumulative parcel score for objective decision making. The Chairman asked if there were any other guiding principles, regulations in other departments that may contradict the contents of this form. The Chairman expanded by using schools as an example. More specifically, he asked if the greenspace vision would benefit from some sort of property use understanding with the School System, perhaps giving the School System a voice in the process. The Chairman concluded by requesting departmental cross referencing become a documented part of the Property Acquisition's Qualitative Evaluation Form. The chairman went on to say the documented cross referencing will greatly benefit the County in attracting grant dollars. Parks staff agreed to the additions and Mr. Parrott asked if the Board wanted him to cover the six criteria listed in the discussed form.

With the Board responding in the affirmative, Mr. Parrott read the six criteria; Proximity, Linkage, Accessibility, Location, Aesthetic Quality and Threat of Loss. From here Mr. Parrott proceeded to explain five Qualitative Assessments within each of the document's Criterion. Mr. Parrott went on to say the Qualitative Assessments will score the quality of the property's contents, in regards to each Criterion. After Mr. Parrott covered the first criterion; Proximity, The Chairman said it should also include verbiage directed towards economic development. The Chairman expanded by saying economic development could include distant destinations (> 1 mile), local areas of commerce, or public transportation. At the pleasure of the Board, Mr. Stanford posited that his staff could add connectivity to the second criteria point, Linkage. Moving into the Linkage Criterion, Mr. Stanford expanded by saying this addition would allow for the accounting of departmental cross referencing. Then to address the Board's concern that linkage is more important than other criteria, Mr. Parrott stated the values in this criterion could be increased to reflect such. The Board unanimously agreed to increase the values associated with linkage. The Chairman then requested Mr. Stanford's staff develop inter-departmental protocol for placing 12' wide sidewalks as trail sections where needed. At this point the Board's attention was refocused to the third criterion, accessibility.

Mr. Parrott listed the Qualitative Assessments for Accessibility and The Chairman stated this might be an area to could couch some of the previously mentioned desires of the Greenspace Trust Board. With that said the Chairman moved the Board onto the next criterion, location. This Criterion and its Evaluative Assessments were then explained by Mr. Parrott. With no questions or concerns regarding this criterion, the Board was moved onto Aesthetic Quality. This criterion revolves around the health of ecosystems within the legal boundaries of the proposed parcel. Mr. Parrott read the evaluation assessments for Aesthetic Quality and stated the

verbiage will be modified after consultation with Reynolds Nature Preserve's Naturalists. The modifications will be made to more expertly state the intent of each assessment, as to minimize the risk of interpretive bias. With that criterion discussed, the Board chose to hold off adoption till all revisions and modifications were reviewed at the next meeting.

From here the Board moved onto the agenda's Carry Over Items. The Chairman asked if any Item had new information that should be shared. To this, Mr. Parrott informed the board they were scheduled to take title to the Virginia Stephens home site at the end of the month. Another Carry Over Item was the Memorial Gardens Cemetery; Mr. Chuck Ware was given the Floor. Mr. Ware explained the owners of the four graves situated in Henry County have been approached regarding purchase. Mr. Ware went on to say the father, the title holder, is extremely ill and has no interest in selling. Mr. Ware went on to share his feeling that the Children will sell once they receive title. Mr. Ware then said approaching the father would result in disaster for the acquisition. The Board had no questions for Mr. Ware and moved onto welcoming their guests from Community Development, Adleasia (Lisa) Cameron and Michelle Outlaw.

The guests explained that the Greenspace Trust Board is an integral part of the tree ordinance currently being drafted in their Department. Ms. Adleasia Cameron went on to say the Greenspace Trust Board was given authority over the Tree Ordinance, by the Zoning Board. Ms. Cameron stated her belief that the County's Tree Ordinance would benefit from the Greenspace Trust Board's involvement. Ms. Cameron then requested the Greenspace Trust Board members review the draft Tree Ordinance (distributed during presentation) and submit their thoughts to her office. At this point Mr. Parrott sought to clarify to the Board what they had been charged with, because those specific duties were not included in Greenspace Trust Board's original charter, nor had they historically dealt with such issues. Chairman Bell then stated he would like to pursue a raise for Board's that have been charged with authority.

With the Board's new charge, they requested some clarification on the procedures that must be followed by people cutting down diseased woody plants and/or trees. Ms. Cameron explained there was a permitting process in place for these activities. To this, the Board members expressed their concern that the rules were likely unknown by the public. In response, Ms. Cameron said her office is implementing an aggressive marketing campaign to change that. The Chairman then recommended use of the County's Public Access channel. With the Agenda items covered, The Chairman asked if there was any further business. After no response, he made a motion to adjourn, which was seconded by Mr. Jack Bruce.

**Meeting adjourned at 6:10 PM**