

## **Landlord Community Workshop Minutes**

**To:** Files

**From:** Michelle McIntosh 

**CC:** Bill Osborne, Marcia Hampton, Jeff Noles, Isaac Dadoo, Stephen Maples, Peter Emmanuel, Wates Keller, Laura Rish, Greg Teague, Chris Rideout, Melanie Orr

**Date:** September 14, 2009

**Re:** Projects STP00-0186-01(011), CSSTP-0006-00(900)(901) and CSSTP-0007-00(691), Douglas and Paulding Counties, PI Numbers 720970, 0006900, 0006901 and 0007691 – Landlord Community Involvement Workshop

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A meeting was held with owners of rental property along the proposed SR 92 corridor that would be directly impacted by the project. The meeting was held at the Douglasville City Hall at 10:00am on Monday, September 14, 2009. The rental property owners along the corridor were contacted and informed about the meeting via personal phone calls by City Representatives.

The purpose of the September 14, 2009 meeting was to provide information regarding the proposed SR 92 widening and reconstruction project and to obtain feedback regarding the potential impacts to the community and how those impacts could be minimized. The following is a list of the SR 92 Project Management Team and staff members who attended the workshop: Marcia Hampton, Director, Community & Downtown Services; Jeff Noles, Director, Development Services; Peter Emmanuel, Georgia Department of Transportation (GDOT); Wates Keller, GDOT; Wesley Brock, GDOT; Chris Rideout, Croy Engineering (Croy); Melanie Orr, Croy; and Michelle McIntosh, Croy. For more information regarding the meeting format, see Georgia Highway 92 Landlord Meeting Agenda, Attachment 1. During the meeting it was emphasized by Ms. Hampton, Mr. Noles and Peter Emmanuel that we are unable at this time to discuss specific property impacts due to the limitations of the concept drawings. The purpose of this meeting is to discuss how the roadway will flow through and impact the community.

What's Your View on 92? information packages, with attached surveys and self addressed stamped envelopes, were made available to meeting attendees in both Spanish and English upon arrival at the workshop. For the list of community

members who attended the workshop see the SR 92 Community Workshop Sign-in Sheet, Attachment 2.

The meeting was opened with an introduction and meeting overview by Marcia Hampton, Douglasville's Director of Community and Downtown Services. Ms. Hampton explained the information that could be found in the information package, emphasized the importance of filling out the survey forms, and informed the attendees of the upcoming meetings. Mr. Jeff Noles, Douglasville's Director of Development Services then provided information regarding the project schedule and where we are in the process. He then "walked" the attendees through the project layouts and before/after renderings. The floor was then opened for a question and answer period and to provide attendees an opportunity to make project improvement suggestions. Wates Keller and Wesley Brock from the GDOT Office of Right-of-way were also in attendance to address any right-of-way questions that the meeting attendees might have.

The following list summarizes the comments, questions, concerns and suggestions received from the meeting. Where applicable, the response provided at the meeting follows in italics.

1. Why are you building a cul-de-sac on Dorsett Street? Why don't you just connect it to the new access road?

*For safety reasons, the intersection of Dorsett Street with the access road would be too close to the access road/SR 92 intersection.*

2. Why are you constructing an underpass rather than an overpass?

*An overpass restricts connectivity with the surrounding community for a greater distance than an underpass.*

3. Consider putting some of these questions and answers in the newspaper.
4. We need more parks and trees.
5. Will Hill Street be affected? *No.*
6. Will there be a light at Cooper Street? *Yes.*
7. How will access be provided to the businesses located on the west side of existing SR 92 and just south of Hospital Drive?

*We will provide access between the businesses and the new roadway. The specifics on the best way to achieve that will not be determined until the design stage of the project.*

8. How often do these plans change? The hotel that I own was affected by the SR 92/I-20 interchange project and last minute changes were detrimental.

*It is not expected that the plans will change again. Be sure to put your comments regarding your past history with GDOT in writing. Right now we need feedback regarding the community impacts.*

9. It is important that we keep the businesses and development here in Douglas County.
10. I am ready to get this over with. You are dealing with my old age.
11. I own four properties on Fulgham Drive that I still owe money on. What's left is supposed to be my retirement.
12. I cannot lease my rental property with everything in the air. Move forward or pull the plug on the project.

*We have the funding now, the project will continue to move forward.*

13. We are not upgrading or improving our rental property because we know that the GDOT will not pay us for the improvements. You need to make us an offer on the property now.

*Federal law requires that we complete the environmental analysis phase of the project before we can proceed to right-of-way negotiations.*

14. Will we be provided compensation for this time that we haven't been able to rent our property out?

*No, the federal law does not allow for that.*

15. Will you compensate us according to the tax appraisal value?

*No, you will be compensated based on fair market value as determined by appraisers.*

16. Who makes the decision on whether or not the parcel is considered a total take or a complete take? Can I keep the remnant if I want?

*The GDOT will determine if the remaining parcel is considered un-developable (an un-economic remnant). If the remaining parcel is determined to be un-developable, the GDOT will make an offer on the remainder of the parcel. It will be up to the land owner as to whether or not they will accept the offer or hold the property.*

17. We need good pedestrian accommodations.

The importance of providing written feedback was again re-emphasized prior to closing the workshop.

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**Georgia Highway 92**  
**Landlord Meeting Agenda**  
**Monday, September 14, 2009**  
**10:00 AM – 11:00 AM**

**Douglasville City Hall  
Conference Room A  
6695 Church Street  
Douglasville, GA 30134**

1. Introductions and Meeting Overview
2. Project Overview and Timeline
3. Right-of-way Process Overview
4. Questions and Answers
5. Project Improvement Suggestions
6. Closing Comments
7. Adjourn

SR 92 COMMUNITY WORKSHOP SIGN-IN SHEET

September 14, 2009  
 City Hall Conference Room A  
 Project STP00-0186-01(011), CSSTP-0006-00(900)(901) and CSSTP-0007-00(691); PI #s 720970, 0006900, 0006901 and 0007691

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| NAME            | TITLE/REPRESENTING<br>(i.e. Religious Establishment, Business, etc.) | ADDRESS                | EMAIL ADDRESS                     | NUMBER       |
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