

SPALDING COUNTY PLANNING COMMISSION
Regular Meeting
August 31, 2004

The Spalding County Planning Commission held its regular monthly meeting on August 31, 2004 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: Karen Mathiak, Chairman, presiding, Ray Browning, Ronald Green, Delores Phillips, and John Youmans.

Also present were Charles Taylor, Community Development Director, Chad Jacobs, Senior Planner, Newton Galloway, Attorney, and Yvonne Langford to record the minutes. Ex-Officio Member Bruce Ballard was not present at the meeting.

Ms. Mathiak called the meeting to order, introduced the members of the Planning Commission, and invited those present wanting to address the Board regarding any matter to sign in on the appropriate form.

MINUTES

On a motion by Mr. Browning and a second by Mr. Green approval was given the minutes of the August 10, 2004 meeting with Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips and Mr. Youmans voting for the motion.

Application #04-13Z: Lift from the table – Griffin-Spalding County Development Authority, Owner – Wallace Road and Jackson Road (189.656 acres locate din Land Lots 25 and 40 of the 2nd Land District) – requesting a rezoning from R-2, Single Family Residential and AR-1, Agricultural and Residential, to C-2, Manufacturing.

MOTION

Mr. Browning made a motion to lift Application #04-13Z from the table. The motion passed on a second by Ms. Phillips with Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips and Mr. Youmans voting for the motion.

Mr. Galloway made a statement to clarify the position of the county regarding this application.

Mr. Galloway said the Development Authority exists by state law. They function in much the same way as any authority created by state law. Griffin-Spalding Development Authority does not have to comply in anyway with the county zoning ordinance. They are not required to get zoning. They are governed by state law and are treated, in terms of organizational structure and priority, equally with the county. They have the power to condemn property. Historically the Griffin-Spalding Development Authority has come to the county to seek zoning on a cooperative basis. The reality of the zoning request is, that even if the application is denied, the Development Authority can act independent of

that decision. The county wants to make those in attendance aware of the facts so there will be no surprise regarding this application.

DEVELOPMENT AUTHORITY PRESENTATION

Don King – Chairman

Mr. King said this tract of land has been presented to the Spalding County Commission as a SPLOST project for the November 2004 vote. This request is to zone the land to reflect the proposed development. Mr. Luckie is the Executive Director of the Authority and will make a presentation regarding the project. Mr. Luckie works at the pleasure of the Authority and carries out the wishes and direction of the Authority. The Authority is made up of 12 volunteer members. They make informed decisions about the economic future of the community.

David Luckie – Executive Director

Mr. Luckie explained how the site was selected using reports furnished by consultants in 1994, 1995 and 2000. The State of Georgia, Department of Economic Development, MEAG Power, Georgia Power, Georgia EMC, Atlanta Gas Light, and Norfolk Southern Railroad were the consultants used. The reports were the basis for the 1996 SPLOST for the Green Valley Industrial Park and the proposed 2004 SPLOST. Green Valley has been a tremendous success with 880 new jobs, 924,000 SF of space, over \$90,000,000 in capital investment and are currently paying \$1,000,000 annually in property taxes. If you take the SPLOST funding and use only the net land sales and the property taxes paid by the industries locating in Green Valley the community's return to date, through 2003, on the SPLOST investment is 53%. That is an outstanding return and does not take into consideration the number of jobs created, sale tax generated, the turnover of money or the impact of other industries that have recently located in Spalding County but not specifically in Green Valley Industrial Park. There is only one vacant building in the Green Valley Industrial Park. It is a spec building that Pattillo Construction completed on one of the sites. That building is not a completed facility. The Development Authority's intent is to develop the same type project in I-75 Industrial Park. Paragon Consulting has studied the site with the end result being that the land is developable. The target markets for the land will be light manufacturing and assembly and warehousing distribution. There is a letter from the Georgia Department of Labor advising that wage rates for light manufacturing and assembly and warehouse distribution are comparable. The same wage rates being paid in Green Valley Industrial Park will be paid in the I-75 Park. Application has been made for Foreign Trade Zone status for the I-75 Industrial Park, Green Valley Industrial Park, and Hudson Industrial Park. The Foreign Trade Zone is to give assistance to companies that import products into the United States and it was established to help keep jobs in America. The Land Use Map that will be voted on soon by the County Commissioners has this property designated as industrial. The understanding is that if this application is approved there are some conditions being recommended and the Development Authority is prepared and willing to work with the county on the conditions. Mr. Luckie introduced Brian Upson to discuss the site and the conditions.

Brian Upson – Paragon – 507 North Pine Hill Road

Mr. Upson said there were eight proposed conditions that he wanted to address. He went over the list of conditions and the proposal the Development Authority wanted to make to address those conditions. The conditions were as follows:

1. Infrastructure improvements need to be completed prior to issuance of any certificates of occupancy on any industrial use of the property. These include both roads and waterline improvements; however, should only one road frontage be developed at a time the developer may choose to make the required road improvements only on that side that is being developed.
2. Except as described above, the improvements to the road system need to include turn lanes at the intersection of Jackson Road and Wallace Road. Turn lanes at each of the entrances into the development from either road. Acceleration and deceleration lanes at each of the entrances from either road.
3. 50-foot undisturbed buffer shall be provided on all property lines where the project abuts non-commercial zoning districts for uses. If the county finds the buffer is of insufficient opacity to provide sufficient screening, said buffer shall be supplemented with additional trees and shrubs so as to provide the necessary opacity.
4. Restriction on exterior lighting so they are designed to avoid glare into adjacent neighborhoods.
5. Pedestrian/bicycle paths into and through the site with the development of the adjacent village.
6. Exterior building facades must be a minimum of 30% brick, stone or stucco if visible from either Wallace or Jackson Roads if the park is developed by anyone other than Griffin-Spalding Development Authority.
7. Street trees shall be planted at a distance not to exceed 50 feet along all interior drives.
8. All entrances shall be heavily landscaped. An entrance landscape plan shall be submitted with the site construction drawings.

Mr. Luckie expressed appreciation for the opportunity to address the Planning Commission and requested a favorable response to their application.

All people signed to speak came forward and stated their name and address. Some had prepared written statements but due to time limitations were not able to read the entire statement. If a copy was furnished it has been made a part of the record.

Bill Bryant 282 North Rover Road – Williamson

Mr. Bryant said he was on one of the committees that was involved in a study to identify potential sites for industrial development. He supports the efforts and the process used by the Development Authority to locate sites. He has worked with many communities throughout the State of Georgia and they encourage Development Authorities to look two to five to ten years in the future. It takes time to identify property and go through the process of acquiring the land and having it ready for a prospect. Many communities are facing a shortage of industrial property due to aggressive development of residential

property in this time of low interest rates. Part of the charge of the Planning Commission is to do some planning for the county and they need to consider what is going to happen to that corridor in the future. There are a lot of pressures coming from both north and south along that corridor.

John Dugdale – 1985 North Walkers Mill Road

Mr. Dugdale read a prepared statement that is attached to and becomes a part of these minutes.

Patrick Wallace – 140 North Walkers Mill Road

Mr. Wallace spoke in opposition. He said he is not alone. Griffin needs industrial development and needs jobs. It is the process. The people feel disenfranchised from that process. What can one man do? One man can do a lot if he is willing to stand and be counted and that is what he is doing.

Linda Gilbert – 111 North Walkers Mill Road

Ms. Gilbert said she does not know how much this land will bring but they are going to pay \$20,000,000 for the land. They are going to hire warehouse people and they will need 50 to 100 for each warehouse and are going to pay from \$8 to \$10 per hour. She cannot see how that is going to benefit the community. It is beautiful land but it is not good land for industrial development with all the streams on it. There has to be better paying jobs for more than \$10 per hour for Spalding County. She would not want to live on \$10 per hour. She can get more than that for retirement. That is not the kind of people that we need to make this county better than it is. We have a lot of people that are below or at the poverty level. We cannot afford to keep up any more. It is not cost effective. There will be more children. If they do not make more than \$10 per hour who is going to pay their doctor bills and who is going to take care of their food and who is going to take care of whatever social needs that have. People that make \$10 per hour need social help. Just the start-up cost is \$20,000,000 and they are asking me to help pay for it. It is in my neighborhood and I do not want it there in the first place. If I wanted to live with a bunch of warehouses I would move to Henry County. A tree is an endangered species in Henry County.

Beth Wallace – 405 Wallace Road

She is vehemently opposed to this rezoning. Why not put industrial manufacturing on the parkways or in the industrial park that is down the way? When she drove through there were three empty buildings that she counted. It will take millions of tax payer dollars to develop this land. The list goes on and on where this money can be used. Spalding County just put in a 6” waterline and now at the tax payers expense they are going to take that out and put in 12” pipe. What kind of sense does that make? Mr. Danny Rice is with the EDP in the Athens office and will be the inspector on that facility that is supposed to handle the sewage. He said it is a matter or not, if it will overflow, but when it will happen. The roads surrounding the property will not handle the traffic. She has heard tonight that they will be putting in turn lanes and that means they will be condemning more of her property. The car traffic will increase by 90% and truck traffic by 100%. The safety of the roads decline along with the property value and air quality. Who takes

responsibility for our homes, our wells, our churches when they have to start blasting because of the rock? The Development Authority is incorrect when they say there is no significant rock out there. Why did several years back a company want to put a rock quarry out there if there is no rock? They had to drill down over 200' feet of solid rock to get to water when they built their house. Please do not destroy the neighborhood.

Lisa Sayers – 123 Willow Way – High Falls

Ms. Sayers said the High Falls residents wish to preserve the quality of life. They want to protect the entire watershed which specifically includes Spalding County. High risk, life altering industrial operations can permanently disfigure our local environment. Less controversial land use can be worked out to the benefit of local government and the local residents without long term risk to the environment. She requested the zoning remain the same.

Benjamin Hollberg – 3335 Jackson Road

Mr. Hollberg discussed what \$10 per hour would mean. He worked making \$9.35 per hour when he was in high school. He worked three days a week and was barely able to pay for his insurance and his car. Working two more days per week he cannot imagine raising a family and paying a mortgage on a house at that wage. This is not industrial land. It is farmland.

Walter Cliff Futral – 4953 Jackson Road

Mr. Futral said that the people present are just a few of the people that are opposed to the rezoning of this tract of land. He knows this land and they are concerned with the desirability of zoning this tract. He congratulated the Development Authority on the success of Green Valley Industrial Park. They made one good success. He was not aware that they can do what they want to do without going through the Commission. It is a project that has a lot more negative than positives. He has rented this land and knew it when he was growing up. It is true that it can be developed at a tremendous cost to the tax paying citizens. That \$20,000,000 is just a tip of the iceberg before they get through. David Luckie continues in his polished presentation that this is a great deal and an excellent location. Is it a great deal when you have Butts County right on Arthur Bolton within one-half mile of I-75 with county sewer available and ready when you have a big area there that has already been considered for development that is open development? Is it a great deal when Butts County Development Authority is not in the landlord business? If you want it bad enough private developers will come in. Yes, they are responsible citizens. This is not just a “harum scarum” bunch that is going to mess up the area. They have to be liable to the same standards as everyone else. He requested they represent the fellow citizens and not do as one of the authority members said. If this is cut in stone and is a done deal why even have these meetings?

Sinclair Hollberg – 3335 Jackson Road

Mr. Hollberg read a prepared statement representing the Griffin-Spalding Citizen for Responsible Government. They are concerned that the Planning and Zoning Commission is going to undertake an action on the rezoning before questions are addressed. They are concerned regarding the environmental impact, increased traffic, power line emissions,

toxic water runoff, and contamination from unexpected foreign shipping containers. They question the dramatic zoning change from agricultural to industrial without examining the adverse economic impact. They do not believe that \$20,000,000 of Spalding County taxpayer money is wisely spent to develop a wetland property which was at one time considered as a use for a rock quarry. Is the zoning action premature given that the county ownership of the property depends on a favorable taxpayer response to the November 2, 2004 SPLOST vote? They request their fellow citizens serving on the Planning and Zoning Board to reflect carefully on the issues raised.

Kay Penn- 665 Jenkinsburg Road

Ms. Penn displayed pictures of the community to give a flavor of the area. There are five miles of dirt roads in the area. Traffic will be a problem. She has not talked to anyone that is for this industrial development. This is a bad idea. The Green Valley Industrial Park area is a better plan. Get the things that are really needed. The Development Authority has too much authority. This is a wonderful community. Do not try to redirect their lives. They are happy as they are.

Geraldine Burson – 258 Jenkinsburg Road

Some of her questions had been answered. This meeting is for naught. Regardless of what this committee decides the Development Authority is going to go ahead and rezone the property. She understands that the taxpayers will be paying for this industrial park. If the SPLOST is defeated, will it come up again? The county holds the deed to this land. If it goes back to the lady because it is not developed it will be returned to the tax rolls. While the county holds the deed there is no tax being paid. Part of the road that is going to be improved is in Butts County. Is Spalding County developing Butts County roads? Has cooperation with Butts County been arranged?

Renee Futral – 4953 Jackson Road

She and her husband own a community store. They know all the neighbors and the neighbors know them. She owns property on I-75 in Butts County and so does her family. She stated that people do not know the whole story. The value of this land is \$4000. She and her husband buy and sell real estate. She does not want the noise and pollution.

Maria Johnson – 600 Hamil Road

She did not speak. What she wanted to say had already been said.

Michael Wallace – 235 Wallace Road

Mr. Wallace read a prepared statement that is attached to and becomes a part of these minutes. He stated that Ms. Cutts who is a Science Field Technician with the U.S. Army Corp of Engineers is coming to determine if this is a wetlands.

Jim Wallace – 405 Wallace Road

He has lived in this area all his life. He was surprised that the future plan is going to take 1000 acres which is farm land. He is opposed to that.

Nancy Cook – 3951 Jackson Road

She had a prepared statement that she presented to be included in the record.

Jesse Branch – 245 Jenkinsburg Road

He is amazed that one of the people said that Mr. Luckie works exclusively for the Development Authority. He left Morrow where he was paying \$200 a year for taxes and in Spalding County he is paying \$3000. Who is working for him? He is an outsider. He worked for everyone when he served in the military. He did not get the pay he deserved. It did not matter to him because he made a conscious choice to keep his nation free. Now you tell him that Mr. Luckie does not work for him.

David Hinton – 182 Wallace Road

His family has been paying taxes in this county since before it was Spalding County. He has lived on this property for 40 years. He brought three water samples; one from Butts County, one from the Flint River and one from his well. He did not want his water to look like the water from Butts County and the water from the Flint River. He also expressed concern over the imported products.

Gwen Flowers-Taylor – 134 Spalding Street

Ms. Flowers-Taylor said she sits on the Development Authority and Mr. Luckie does not tell her what to do. She makes her own decisions. In areas where industrial parks have been located the people were not happy about their situation but most of them are still living there. Everyone that purchases anything in Spalding County will be paying for the SPLOST. To say that \$10 per hour jobs don't count means that apparently no one present has ever been on public assistance. If you make \$6.50 per hour you can't get public assistance. It is hard for people to make it. She has worked for \$7 per hour and because of industrial development she got a job making \$9.75 per hour that did allow her to buy her first house. It was not a mansion but it was hers and she is paying taxes on it. The decision that is made may not be profitable and beneficial to those present but she is looking at the group of people who will probably be able to get off of welfare if they get a \$9 to \$10 per hour job. It is not only about the \$9 to \$10, it is about getting insurance for their entire family, it is about the possibility of getting a 401K, it is the possibility of getting their first car, it is about the possibility of getting to go to school at UGA.

David Burek – 6006 Jackson Road

Mr. Burek said he moved here six years ago. They could not put a septic system because there was too much rock. They did finally get a septic in. When he drilled his well he had to go through 285 feet of rock to get water. The drainage is so poor he had to put in an \$8000 septic system. He is concerned about the traffic. He identified things that he wanted to see fixed rather than working on this project.

Mildred Wallace – 235 Wallace Road

Ms. Wallace said they do not want their property changed.

Mr. Upson returned to answer questions regarding the sewer and the Corp of Engineers visiting the site. He stated that Paragon did not design the plant. It was done by

Pendergrass and Associates in Conyers. He has talked with Mr. Pendergrass regarding the project. The sewer has not been totally connected to the site. There is one section they are trying to get easements for. If they do not get that easement they have three other options that would be more expensive but would be workable. They are not concerned about tying it in but want to exhaust their first option before going the more expensive route. Regarding the Corp of Engineers he said that anyone has the right to invite the Corp of Engineers to determine whether or not they have wetlands. If this project moves forward they will have an expert come in to delineate the wetlands and they will have to go through the permitting process to cross the one wetlands area. When the Corp is called in it does not necessarily impact the adjacent properties. Unless they are asked to look at this property they are not going to look at this property. The EPD is not the permitting authority. It is the county. The county will confirm the plans meet county standards as any development in the county. This property will have to follow the same regulations for permitting that any private project would follow.

Mr. Luckie was asked if there was a contingency plan if the SPLOST did not pass. Mr. Luckie said the hope is to still develop the property but it would be less beneficial to the community.

The question was raised regarding the definition of light manufacturing. Discussion was held and the ordinance was read.

MOTION

Mr. Browning made a motion to approve Application #04-13Z with the conditioned on

1. Infrastructure improvements need to be completed prior to issuance of any certificates of occupancy on any industrial use of the property. These include both roads and waterline improvements; however, should only one road frontage be developed at a time the developer may choose to make the required road improvements only on that side that is being developed.
2. Except as described above, the improvements to the road system need to include turn lanes at the intersection of Jackson Road and Wallace Road. Turn lanes at each of the entrances into the development from either road. Acceleration and deceleration lanes at each of the entrances from either road.
3. 50-foot undisturbed buffer shall be provided on all property lines where the project abuts non-commercial zoning districts for uses. If the county finds the buffer is of insufficient opacity to provide sufficient screening, said buffer shall be supplemented with additional trees and shrubs so as to provide the necessary opacity.
4. Restriction on exterior lighting so they are designed to avoid glare into adjacent neighborhoods.
5. Pedestrian/bicycle paths into and through the site with the development of the adjacent village.
6. Exterior building facades must be a minimum of 30% brick, stone or stucco if visible from either Wallace or Jackson Roads if the park is developed by anyone other than Griffin-Spalding Development Authority.

7. Street trees shall be planted at a distance not to exceed 50 feet along all interior drives.
8. All entrances shall be heavily landscaped. An entrance landscape plan shall be submitted with the site construction drawings.

The motion passed on a second by Mr. Youmans with Mr. Browning, Ms. Mathiak, and Mr. Youmans voting for the motion and Mr. Green and Ms. Phillips voting against.

The Board took a 10 minutes recess. When the Board reconvened all members were present.

Application #04-17Z: Holiday Investments, Inc., Owner – Old Atlanta Road (2.368 acres located in Land Lot 102 of the 3rd Land District) – requesting a rezoning from C-1, Highway Commercial, to C-1B, Heavy Commercial.

No one was present to discuss this application.

MOTION

Mr. Browning made a motion to table application #04-17Z. The motion passed on a second by Mr. Green with Browning, Mr. Green, Ms. Mathiak, Ms. Phillips and Mr. Youmans voting for the motion.

Application #04-18Z: Richard W. Kovaleski Owner – Aerodrome Way (1.23 acres located in Land Lot 86 of the 2nd Land District) – requesting a rezoning from AR-2, Rural Reserve, to R-1, Single Family Residential Low Density.

Richard W. Kovaleski – 300 Aerodrome Way

Mr. Kovaleski said they want to rezone the 1.23 acres to R-1 and leave the remaining 14 as AR-2. They want to build a house on the site. The house will be 2400 SF heated, site built home with a two-car garage. It will be a ranch brick and stucco. They do not have a plan identified at the present time.

Mr. Taylor said the staff recommendation is for approval.

MOTION

Mr. Youmans made a motion to approve application #04-18Z conditioned on a site built home of 2400 SF heated space with a two-car garage. The motion passed on a second by Mr. Green with Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips and Mr. Youmans voting for the motion.

S/D #04-04: Lift from the table – Duke Tract – Heron Bay Golf and Country Club – David H. Duke, Trustee of Clifford C. Duke Trust and Minerva Properties, L.L.P., Owners – 77.18 acres off Johnson Road Located in Land Lots 143, 144, 145, and 146 of the 2nd Land District – 154 lots.

MOTION

Ms. Phillips made a motion to lift Application S/D#04-04 from the table. The motion passed on a second by Mr. Browning with Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips and Mr. Youmans voting for the motion.

Brian Davison – Minerva Properties -2292 Henderson Mill Road - Atlanta

Mr. Davison said this is the property adjacent to the Heron Bay Tract. This is to accommodate the older adult population. The price range on this property will be in two segments regarding pricing. One section will be from \$170,000 to \$210,000 and the other section from \$275,000 to \$350,000 or a little higher. He had a drawing of the development showing the layout of the lots. The lots will be about ¼ acre with the back third of the lot with a landscape easement and open for pedestrian traffic. He identified the green space.

Mr. Taylor said there is going to be a need for a variance approved by the Appeals Board. The staff recommendation is for approval conditioned on the approval of the variance for the elimination of their amenities in favor of allowing existing amenities in Heron Bay to count toward meeting the requirements and that Spalding County grant approval for provision of water and sanitary sewer by Henry County and/or other Georgia Department of Natural Resources authorized water sewer provider.

MOTION

Mr. Browning made a motion to approve S/D #04-04 as conditioned on the approval of the variance for the elimination of their amenities in favor of allowing existing amenities in Heron Bay to count toward meeting the requirements and that Spalding County grant approval for provision of water and sanitary sewer by Henry County and/or other Georgia Department of Natural Resources authorized water sewer provider. The motion passed on a second by Mr. Green with Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips and Mr. Youmans voting for the motion.

S/S #04-07: Serene Lake – Greg Pruitt Construction, Inc., Owner – 7.03 acres, more or less, off Vineyard Road located in Land Lot 60 of the 3rd Land District – 56 lots.

Chad Pruitt – 1717 Honeybee Creek Drive

Mr. Pruitt said this subdivision has been reduced from 25 to 20 lots. They have added a community area on the front with access to the creek and the clubhouse. They are proposing a shuffle board court rather than a playground because the plan is that this will be an older adult community. They will install a privacy fence on the side adjacent to Wills Walk. The homes will sell for approximately \$130,000.

Mr. Taylor said the staff recommends approval.

MOTION

Mr. Browning made a motion, seconded by Ms. Phillips, to approve S/D #04-07. The motion passed with Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips and Mr. Youmans voting for the motion.

S/D #04-08: Teamon Village – Southside Developers, Inc., Owner – 84.61 acres off Teamon Road located in Land Lot 201 of the 3rd Land District – 56 lots.

Mark Whitley – 7544 Southlake Parkway – Jonesboro

Mr. Whitley said this will be an Estate Life Subdivision with the houses being a minimum of 1750 SF and 50% of the façade will be brick or stone.

Mr. Taylor said the recommendation is to approve conditioned on approval from all departments and the cul-de-sacs be designated as one way with no parking.

MOTION

Mr. Browning made a motion to approve S/S #04-08 conditioned on the revised plat being reviewed and approved by all remaining departments and the cul-de-sacs be marked with signage that they are one way with no parking. The motion passed on a second by Mr. Youmans with Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips and Mr. Youmans voting for the motion.

S/D #04-09: County Line Road – American Housing Group, Inc., Owner – 128.46 acres off County Line Road located in Land Lot 137 of the 2nd Land District – 77 lots.

John Stover – Paragon – 539 Brook Circle

Mr. Stover said he is with Paragon and representing American Housing on this application.

Mr. Browning said this project is across the road from his house and is recusing himself from the discussion and vote.

Mr. Stover said for this zoning they are required to put 25% of the property in green space. They have designated 34.9 acres to green space. He had copies of the plat and went over the amenities that are included. They have chosen the traditional design. They will have curb and gutter with sodden front yards and 2000 SF minimum homes.

Mr. Taylor said the recommendation is for approval conditioned on all departments signing off on the revised plan.

MOTION

Mr. Youmans made a motion, seconded by Mr. Green, to approve S/S #04-09 conditioned on all departments signing off on the revised plans. The motion passed with Mr. Green, Ms. Mathiak, Ms. Phillips and Mr. Youmans voting for the motion and Mr. Browning abstaining.

Sketch Plan Discussion: A conservation subdivision consisting of 91 acres, more or less, off East Maddox Road (for discussion only).

This is a proposed subdivision on Mr. Lon Knowles' property with Mr. Mobley developing. Mr. Taylor presented the plat noting that this will be a conservation subdivision. The subdivision could have 76 lots but is being designed with 65 lots. The houses will be a minimum of 2000 SF on one-acre lots. Mr. Taylor noted that it meets the design and density criteria. This was for discussion only with no action taken.

MOTION

The meeting was adjourned on a motion by Mr. and a second by Mr. with Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips, and Mr. Youmans voting for the motion.

Karen Mathiak – Chairman

Yvonne M. Langford - Recorder