

## PLANNING COMMISSION PUBLIC HEARING MINUTES

November 5, 2019

- A public hearing was held for the re-zone of the following properties:
  1. Vulcan and Hwy 229
  2. Hwy 67 and Trace Creek

Chairman Rodney Lyman called the Public Hearing to order at 6:30 pm.

Commission members present: Chairman Rodney Lyman, Co-Chairman Lori Blackburn, Andrea Warner, Dedra Gaiser and Alan Cabe.

Others in Attendance: C/R/T Jennifer Hill and Public Works Director Casey Caudle

Citizens in attendance: Joe Dixon, Katy Hill, Chris Mitchell, Greg Davis, Kyle Smith, Eva & Don Barnas, Eric Richardson, Vernon Williams, David Anderson, Bonnie Allison, and Keith Abney.

### 1. Vulcan and Hwy 229

- Vernon Williams with GarNet Engineering explained the plan for this property, to rezone front acre to commercial and the remaining property as MF-1, allowing for duplexes to be built.
- Chairman Rodney Lyman called for any questions or concerns.
- There were no questions, concerns or comments.

### 2. Hwy 67 and Trace Creek

- Eric Richardson with Richardson Engineering explained the plan to rezone this acre property from R2 to C1/TC-Mx, with plans for commercial business.
- Chairman Rodney Lyman called for any questions, comments or concerns.
  1. Joe Dixon from Silver Springs asked what kind of commercial business is planned and how many homes are projected to be placed? *The developer explained that they have not been approached about any business. There will be 100 homes placed.*
  2. Greg Davis from Silver Springs asked about the quality of the homes, will there be duplexes or houses? *The developer explained that the houses will range from \$300,000.00 to \$350,000.00 and there will NOT be any duplexes constructed.*
  3. Keith Abney from Silver Springs asked if any previous developers would be involved and when construction would start? *The developer explained that no previous developers would be used and that they estimate to start construction within the next 90 days.*

4. Bonnie Allison asked how many homes and how soon construction will begin on homes? *The developer explained that the plan is 100 homes and they have no estimate on when construction on them will start.*
5. Alan Cabe asked if the entrance to these properties would access Hwy 67 or Trace Creek? *Eric Richardson explained that the entrance will be on Hwy 67 with the possibility of a turn around or thru drive access on Trace Creek.*

With no other comments, questions or concerns, Chairman Rodney Lyman concluded the Public Hearing at 7:02 pm.

Attest:

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Jennifer Hill

Clerk/Recorder/Treasurer