

PLANNING COMMISSION AGENDA

July 7, 2020

PUBLIC HEARING

Call to Order- Alan Cabe called the Public Hearing to order at 6:30pm.

Planning Commission members present: Alan Cabe, Lori Blackburn, Jeff Cunningham, Andrea Warner and Travis Green.

Others present: C/R/T Jennifer Hill, Council Member Jacob Warner and Public Works Director Casey Caudle

Public present: Eva & Don Barnas, Danny, Joe & Aaron Dixon, Harold & Patricia Gloston, Cassie & Taylor Clark, Doyne Hogan, Brad Siverd, Kyle Smith, Laithe Massey, Eric Richardson & Tristan Phillips with Richardson Engineering.

New Business:

1. Harmony Village

- Eric Richardson with Richardson Engineering along with developers Kyle Smith and Laithe Massey explained the proposed subdivision of Harmony Village located at Trace Creek and Hwy 67.

PUBLIC COMMENT

1. Eva Barnas asked if the developers would be cutting the grass soon. Kyle Smith told her that they would do what they could.
2. Don Barnas asked when the proposed starting date would be. Eric Richardson answered with, within the next 90 days.
3. Danny Dixon asked if you would be able to purchase a lot without building a house. The developers stated that not in the beginning but as the phases are built, it is a possibility. He also asked if the sewer line that is marked is a force main. Casey Caudle answered that it was.
4. Joe Dixon asked about the value of the homes. Eric Richardson stated that the homes would start in the \$250,000.00 range with 103 lots on 40 acres. Mr. Dixon also asked if there would be an improvement tax set in place for the home/land owners. Kyle Smith answered with yes, there would be an improvement tax put in place for infrastructure costs.
5. Patricia Gloston asked if the entrance would adjoin her property and will they leave the bamboo as a buffer. Eric Richardson stated that yes, the entrance would be next to her and that the property line runs through the middle of the bamboo, so some of the bamboo would be removed. Ms. Gloston expressed her concern for increased traffic on Hwy 67 and the increase of drainage to her property. Eric Richardson informed her that the development would not cause any drainage to her property.
6. Doyne Hogan asked if this development would be a gated community. Eric Richardson stated that it would not be gated. He also asked what the time frame for this development would be. Kyle Smith answered that it would be done in 3 phases with 30 homes in each phase in a 3-5-year time frame. Mr. Hogan asked if they would be putting a fence up to border the properties.

Eric Richardson stated that that was something to consider. Mr. Hogan also stated that he would be willing to give an easement on his property for an entrance, if he could tie into the sewer lines. Eric Richardson stated that they could look into that.

7. Brad Siverd asked if the development has adopted a Bill of Assurance and could it be mirrored to the Bill of Assurance of Phase 1 of Silver Springs. Eric Richardson stated that that issue is currently being resolved. Mr. Siverd also asked if there will be an Architectural Committee put into place. Kyle Smith answered with yes, there would be.
8. Jeff Cunningham asked what phase would be first. Kyle Smith answered with, Phase 1 would be first, which will be located adjacent to Hwy 67. The phase closest to the golf course would be Phase 3.
9. Travis Green asked how tying into the water mains would affect the water pressure in Silver Springs. Eric Richardson explained that there is not currently a loop on that water line, and adding one would help with the water flow/pressure.

ADJOURNMENT

- With no other comments or questions, Alan Cabe concluded the Public Hearing at 7:02 pm.

Attest:

Signature on Original

Jennifer Hill

Clerk/Recorder/Treasurer