

TOWN OF SHARPSBURG

MINUTES OF PUBLIC HEARING

March 2, 2020

An open and public hearing, posted pursuant to the open meetings law, was held on Monday, March 2, 2020, at 6:00 pm in the Town of Sharpsburg at the A & O Bridges Community Center.

Present were the following: Blue Cole, Mayor; Elizabeth Good, Council Member; Cynthia Puckett-Pike, Council Member; Stan Parten, Council Member; Tom Teagle, Council member; Carson Sears, Attorney; Deannia Roberson, Town Clerk.

The purpose of the Public Hearing was to comment on the rezoning application from JHJ Sharpsburg 65, LLC., and RCB Sharpsburg 35, LLC. They are requesting that the property located on McIntosh Trail, parcel number 136 1122 001A be rezoned from zoning classification R1 (Rural Residential District) to PCD (Planned Community District).

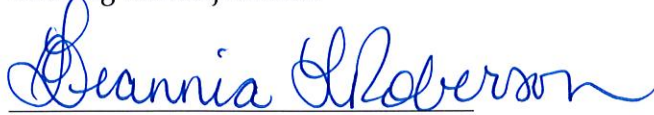
The Mayor opened the meeting by welcoming the citizens in attendance and introduced Lori Bryant Leigh Ann Green with Development Site Services, Inc.

The Mayor asked the Public and Council for comment:

- Polly Garlington asked where the property was located. Town Clerk, Deannia Roberson stated it was 3.75 acres located on McIntosh Trail next to Mrs. Staley's property. Mayor Cole brought out a map and showed everyone.
- Charles Abercrombie - wanted to know what the actual plans were. Leigh Ann Green explained that this property is Phase IV of the Twelve Parks Subdivision. This area has 11 lots. We've proposed an age restricted class for this part of the community which will be a 55 and older. Projected prices of these homes are from \$375,000 to \$425,000. There will be two entrances. One entrance will be across from Doe Run and the other entrance will be right across from the substation. The rezoning application is so that we have the same stipulations as the County for architectural controls and they will be installing a turning lane. They currently have the land disturbance permit for the first phase for 124 lots. They are breaking this into two different phases. Sharpsburg won't start development for a year and a half.
- Ted Shumake asked when the Town would have sewage. Leigh Ann Green stated that they have built a sewer treatment plant for the County and they will build an outfall line. She stated that Mayor Cole strongly suggested, and it was agreed upon to be able to run a sewer line in the second phase that will start in a year and a half. They will stub out in the corner at the right of way for future access. Mayor Cole stated that the sewer line will be stubbed out pending some

meetings and informal discussions with business owners about the process and access to sewer.

Mayor Cole asked if anyone in the Public and Council Members if they were opposed to the rezoning application. After no response and no official action taken, the Public Hearing was adjourned.



Deannia L. Roberson
Town Clerk