

Village of Commercial Point
Public Hearing: Annexation of Lehman and Foxfire
July 17, 2017

Mr. Sadler called the meeting to order. Fiscal Officer Hastings took roll call with the following members present: Mr. Sadler, Mr. Townsend, Mr. O'Neil, Mr. Laxton and Mr. Geiger. Village Administrator Crego was also present. Ms. Blevins, Mayor Joiner, Engineer Grosse and Solicitor Hess were absent.

Mr. Sadler said this meeting was called because of the annexation of Lehman Farms into the village and the rezoning of the land. He said this is the public hearing where residents can express any concerns or ask questions. Donald Plank, attorney for Lehman Farms said this is the first annexation they did. He said this is the re-zoning for the first annexation. He said the annexation is complete for the first one. He said the rezoning for the entire 1100 acres will take place in another meeting. He said they have filed 3 annexation petitions and should be before council in a few months. He said this is all in compliance with the pre-annexation agreement where the first 400 feet would be commercial and everything on the east side of State Rte. 104 would be industrial. He said on the west side everything would be commercial and residential. Mr. O'Neil confirmed the SW corner of Durrett and State Rte. 104 would be residential and industrial. He said anything on the west side would be commercial with residential behind it. A resident asked if that was behind Foxfire. Mr. O'Neil said it would be quite a bit north of Foxfire. A resident asked if the east side across from Foxfire is all industrial. Mr. Plank said some with a strip of commercial on the frontage. He said they do not have a particular user at this time. The resident asked if there are any factories planned. Mr. Plank said at this time, no. Mr. O'Neil asked if the county allowed annexation to go to the center line. Mr. Plank said yes, except where we cross. He said this zoning goes to the center line. Mr. Sadler asked if any council had questions. Mr. Geiger asked him to show on the small map the area he was discussing regarding the location on Durrett Road. A resident asked what the city is doing especially in regards to the challenges with the schooling with new development. Mr. Geiger said right now it is mostly business and industrial. He said right now we do not have any residential planned. Mr. Sadler said right now it is an empty piece of land and all we are doing is re-zoning. A resident said traffic on State Rte. 104 would have to come from State Rte. 762 to State Rte. 665 and go to 4 lanes because traffic is very busy now. Mr. O'Neil said that is future development and Mr. Plank said they are just land owners. Mr. Plank said because it is a state route, other than farming it will require a traffic study. A resident said in the mail it said 500 acres but it was mentioned here 1100 acres. Mr. Plank explained the annexation had to be separated. The resident asked where most of the acreage is located. Mr. Plank said most of it is located east of State Rte. 104 and about 232 acres on the west side of State Rte. 104. A resident said Foxfire just obtained water from Commercial Point and wanted to know if that is correct. Mr. Plank said yes, they annexed. The resident asked if that is going to be available to residents around them. He said he has a well and septic system and wondered if it would be available for him if he wanted it. Mr. Sadler said most everyone in the village has it but not everyone. Mr. O'Neil said his understanding if you annex you can have it. Village Administrator Crego said we would have to sit down and look at the situation because there are some situations where we require it. Mr. O'Neil said there will be green space available. He asked Mr. Plank if he knew how much. Mr. Plank said when we get to the larger acreage that will be a discussion.

Mr. Townsend made a motion, seconded by Mr. O'Neil to adjourn. All in favor.

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David Sadler, President of Council



Wendy Hastings, Fiscal Officer

*Minutes provided by Paula Baldwin, Administrative Assistant