

“ITEM B”

**CITY OF CALHOUN
PLANNED RESIDENTIAL DEVELOPMENT (PRD) MEETING
REGARDING FOOTHILLS INVESTMENT GROUP, LLC.
700 WEST LINE STREET, CALHOUN, GA
SEPTEMBER 15, 2005, 10:30 A.M.**

MINUTES

**PRESENT: Don McGinnis, Building Inspector
Kenny Rogers, Electrical Inspector
Terry Mills, Fire Inspector
Kevin McEntire, Street Department
Shawn Chastain, Street Department
Ross Wilburn, Soil and Sedimentation Inspector
Mark Williamson, Sewer Construction
Cathy Harrison, City Administrator
Bobby Howard, Foothills Investment, LLC
Darin Hardin, Foothills Investment, LLC**

1. Building inspector Don McGinnis, opened the meeting. He stated the purpose of the meeting was for Darin Hardin and Bobby Howard to review their proposal for a planned residential development on approximately 130 acres located at 700 Lovers Lane Road, Calhoun, GA.
2. Mr. Howard stated the proposed development would be addressed as parcels A-E. He stated it would be a unique proposal for the City of Calhoun and would include approximately 25 acres of commercial development on the west side of the property that fronts Lovers Lane Road. He stated parcel “A” will be requested to be zoned C-2, and will be office and warehouse space, directly fronting on Lovers Lane Road and this parcel will be approximately 14.94 acres, outside of the PRD Development.
3. Parcel “B” will be requested for C-1 zoning which is indicative of downtown zoning and will be approximately 10.25 acres. It will be for office retail with a possibility of condos on the second floor. This area is also outside of the PRD.
4. The proposed PRD development will join the commercial development on the north, the east and on the south. There will be 50 foot buffers between the PRD development and Thornwood on the east and north portions of the Development.
5. The northern portion of the PRD development will be parcel “C”. It consists of an area approximately 28.50 acres and includes 86 individual lots with a minimum lot size of 10,000 square feet. This area will include single-family housing ranging in size of 1,600-2,000 square feet and will be priced at approximately \$160,000.00-\$200,000.00 per unit.
6. Parcel “D” will also be single-family housing and it will be located on approximately 15.9 acres with 33 lots. The lots will have a minimum of 15,000 square feet. The houses will range in size from 2,100-3,000 square feet. The price range will be \$210,000.00 - \$300,000.00 and up per unit.
7. There will be a clubhouse designated to serve the single-family area and it will be located on the northeast side of the proposed lake.

8. The next parcel in the PRD zoned area will be parcel "E" that includes active senior adult condos and cottages. This area will be approximately 28.5 acres and will include 80 detached units and 120 attached units. The 80 detached condos and cottages will be in the price range of \$175,000.00 per unit. There will be 3 groups of 40 villas each, located on the south and southwest side of the 80 detached units. The villas will be priced from \$110,000.00 for 1 bedroom units and \$180,000.00 and upwards for 2 and 3 bedroom units.
9. A central boulevard will extend from Lovers Lane through the project and connect to Thornwood Place. The road system will provide two entrances into the development, however, the developer does ask that, they not be forced to make the full connection with Thornwood until their development is 70% built out. This will assist with any traffic problems and will allow free access to all areas for construction vehicles during the construction phase. The central boulevard will tee-off into the planned residential areas. The developer is willing to pay for purchasing and installing a traffic signal at Lovers Lane Road at the entrance of a central boulevard. Don McGinnis stated this request would need to be filed with Gordon County since Lovers Lane Road is a County road. There will be landscaped burms around the residential areas to assist with storm water control and to assist with privacy. The major road structure will have several four-way stop areas in order to maintain slower traffic through the development. There will be several connecting roads into the individual residential areas and these will include sidewalks. The proposed roads will be designed to meet all of the City's specifications.
10. There is a proposed lake to be developed east of the commercial zoned area and west of the detached cottages and condos. The lake will provide a method of handling not only storm water from the development area but will also allow run-off from Thornwood to be channeled into the lake area. The lake will include a 15 foot high dam and will aid in the storm water handling for the geographic area.
11. The detached condos, cottages and villas will be built for senior adults and will have a separate clubhouse with tennis courts. It will be located southeast of the proposed lake. The overall development will include approximately 28 acres of green space, including parks, buffers, lake area and etc.
12. The developer will provide a method of removing the larger type trees and holding for replanting as the development proceeds. The developer will provide sewer to the development from a sewer line project that is currently underway. It will connect off of Curtis Parkway and be extended into the development area and will allow sewer to be available for the western portion of the Thornwood Development. Water will be connected from a 12 inch line from Boone Ford and it will tie in to an 8 inch line on Lovers Lane and run through the property. It will connect to the current water line serving Thornwood and provide a loop, allowing a better flow for the existing Thornwood area as well as the new development.
12. The developer will plan for 8 or 6 inch water lines as determined from engineering plans as will be required to provide proper fire protection for all of the residential areas.
13. Bobby Howard and Darin Hardin stated it would be approximately a four year build out and they plan to start their development in the spring of 2006. They will be preparing engineering drawings and plans that will need to be approved by various groups prior to the purchase of a building permit. They will be building in each of the designated area in order to fill the request for any specific housing need during the construction phase.
14. The developer stated there were several amenities associated with the project:
 - a. A seven acre proposed lake.

- b. 50 foot wide undisturbed buffers along the north and east side of the properties between the Thornwood Development.
- c. Approximately 6 acres of undisturbed natural areas in the development.
- d. Two acres of parks with playground equipment.
- e. Two clubhouses, one to address the single-family development area and one for the senior adult housing area.
- f. Walking trails linking the development.
- g. Sidewalks and landscaped burms to buffer the main boulevard from the neighborhood.
- h. A mandatory home owner's association membership will be required for all of the residential area.
- i. A traffic circle associated with the street system and four-way stops that will aid in controlling the speed of traffic.

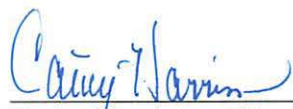
The primary benefits of the proposed project are:

- ◆ **The development of the project will allow the City of Calhoun to bring sanitary sewer service to the Thornwood Development border.**
- ◆ **The proposed development will provide a proposed lake that will collect storm water from the adjoining properties.**
- ◆ **The proposed water extension and development within the property will be looped to the water line in Thornwood and will provide additional flow capacity for Thornwood.**
- ◆ **A proposed traffic signal on Lovers Lane Road.**
- ◆ **A large portion of the development, for the senior adult cottages, condos and villas will not impact the City School System.**

Mr. Hardin and Mr. Howard stated the proposed development will be unique to the Gordon County area and should be a quality development for the citizens for the community.

15. The meeting was adjourned at approximately 12:10 p.m.

Submitted:



Cathy Harrison, City Administrator