

**CITY OF ARNOLDSVILLE**  
**CITY COUNCIL CALLED MEETING**  
2/12/2024

**Mayor:** Danny Morcom

**Council Present:** Jack Norman, Joel Kriner, Blake Arnold, Joyce Sniff

**City Employees Present:** Dana Player

**City Attorney Present:** Danny Love

**At 6:00 pm the meeting was called to order by Mayor Danny Morcom to discuss the Andy Barrs Development.**

The Mayor, Danny Morcom, told the council they needed to look at the Development Agreement. He said that Andy Barrs had purchased 112 acres. Blake Arnold said that roughly 45 acres was within the city limits. Mr. Arnold said that we don't really know what Mr. Barrs wants to do on the commercial side. He also said that the lot size is deceiving. Oglethorpe County requires a minimum of 1 ½ acres for a septic system. Mr. Arnold said that Oglethorpe County would not pay for a sewer system. He said the only way to have sewer is for Andy Barrs to pay for it. Jack Norman stated it would cost the city a lot of money. Blake Arnold said that Mr. Barrs wants to annex it into the city.

The Mayor, Danny Morcom, said that the structures will only be 1200 sq. ft. The apartments are to be 800 sq ft. Blake Arnold stated that this will destroy home values. He said it doesn't seem reasonable. Mr. Morcom said that if Andy Barrs builds 1200 sq ft homes, will it be a rental subdivision? 2 or 3 bedrooms, and 2 baths is a red flag to Blake Arnold. Joel Kriner needs clarification on the residential. He needs to have a better understanding of the structures. Blake Arnold said the commercial is vague. The council needs to know what Mr. Barrs is going to do. Mr. Morcom, the mayor, said it would cost a lot of money and that we would need to add a well. Jack Norman said if we add a subdivision, we will need another well. Mayor Danny Morcom stated that the city would need to hire engineers to oversee the project.

Blake Arnold does not think the city is ready for this. City Attorney, Danny Love, said that the sewer is the main issue. Mr. Love also said that a major subdivision would need to be approved. 4 or more lots are considered a subdivision. Mr. Arnold suggested that they look at the residential but not the commercial. Mayor Danny Morcom said that the city cannot approve what is presented now. City Attorney, Danny Love said that it does not follow our zoning ordinances for land use. He suggested that one person should take the lead about asking Mr. Barrs questions, Blake Arnold was appointed.

At 7:13 pm, a motion to adjourn the meeting from Joyce Sniff, seconded by Jack Norman

Vote 4-0

  
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Mayor

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Date