

**CITY OF ARNOLDSVILLE
CITY COUNCIL MEETING
(CALLED MEETING)**

July 18, 2022

Council Present: Norma Craddock, Tracy Massey, Danny Morcom,
Jack Norman, Danny Sniff (absent)

Observers/Visitors: Duke Gibbs, Dwaine Massey, Lee & Adam Norman

7:00 PM - Meeting called to order by Mayor Spearing

The purpose of this called meeting was to discuss a recent inquiry by local developer, Duke Gibbs regarding the possibility of annexing property into the city limits.

Mr. Gibbs was present to provide information regarding approximately 112 acres that he may purchase located on the Arnoldsville-Winterville Rd. and to find out about the process of annexing this property into the city limits. He also wanted to get feedback from the Council regarding his Preliminary Plan and to find out if the Council might have suggestions/ideas/questions regarding this project. He provided a “draft” copy of the future engineering site plan. The current plans include nothing less than five-acre estates using 11 out of the possible 16 lots with the remaining sections being zoned as commercial.

Mr. Gibbs asked about obtaining water from the city for the residential lots. Mayor Spearing stated that the current water system is at capacity and asked if Mr. Gibbs would be opposed to offering a wellsite for testing. After some discussion, Mr. Gibbs said that he would be open to this idea for lots 15 and 16.

The 11 designated residential five acre lots would be sold by Mr. Gibbs as empty lots...no spec houses will be built. He stressed that his idea is that these remain “rural in nature.”

Next Mr. Gibbs asked if the Council had any input regarding the commercial lots as far as businesses go. He does not currently have any definite plans regarding the commercial portion of the property.

The Arnoldsville City Zoning currently has limited zoning regarding commercial property so this would need to be addressed by the Mayor and Council. Mr. Gibbs stated that development costs are such that small “mom & pop” businesses were

not feasible. The demand right now is on the residential lots and it will take time for the commercial lots to materialize.

City Attorney Love pointed out that the Commercial Business District and Highway Business District currently included with the city's zoning ordinance would cover the commercial section for the most part.

Mr. Gibbs stated that his status for the property is "under contract" for due diligence with a deadline of September 1, 2022 for a definite decision. It was agreed that there is nothing preventing the city from testing for a water supply. Mayor Spearing noted that it was probably a good idea to "get water first."

Next Mr. Gibbs asked about the best way to approach commercial zoning. Mayor Spearing noted that the residential zoning is covered. Items that would need more attention would be dimensions and buffers.

Council Member Tracy Massey brought up the question of no current sewer system in Arnoldsville; She also asked if there were specific guidelines/rules on developing commercial property on a "scenic highway." Her last point was regarding the previous GDOT plan of turning Hwy. 78 (commercial property frontage) into a four-lane in the future.

Mr. Gibbs stated that he will plan on attending the next City Council meeting to be held on August 18, 2022 to present a more developed plan that will be designed by Baseline Surveying & Engineering hoping to be able to make a decision by September 1, 2022.

8:30 PM Motion from Norma Craddock to adjourn with a second from Jack Norman. Vote 4-0

Danny G. Massey Mayor Per Term
Mayor Date

Minutes prepared and submitted by Clerk, Debbie Love, August 18, 2022