

TOWN OF SHARPSBURG MINUTES OF PUBLIC HEARING

September 11, 2006

An open and public hearing, posted pursuant to the open meetings law, was held on Monday, September 11, 2006, at 5:45 pm in the Town of Sharpsburg at the Bridges Recreation Center.

Present were the following: Wendell Staley, Mayor; Clay Cole, Council Member; Derrick McElwaney, Council Member; Larry Hyde, Council Member; Robin Spradlin, Town Administrator; Donna M. Camp, Town Clerk; David Winkle, Town Attorney; Joe Walter, Town Planner. Council Member Parten was absent.

Present for Pathway were the following: Doug Mitchell, Chairman & Founder; Beth Thibo, Chief Financial Officer; Peggy Sullivan, VP of Marketing and Public Relations; Gene Lavine, VP of Development; Pat Heaberg, VP of Commercial and Industrial Development; Stephen Fusco, Pathway Attorney.

The purpose of the Public Hearing was to receive public input and comments on the proposed annexation and rezoning petitions of the following properties:

136 1117 007 & 136 1117 008 - 6601 Highway 54
136 1117 005 - 6627 Highway 54
136 1122 001 & 136 1122 001A - McIntosh Trail
136 1122 003 & 136 1122 058 - 142 McIntosh Trail
136 1122 003 - 222 McIntosh Trail
147 1152 005 - 446 McIntosh Trail
148 1151 014 - 488 McIntosh Trail
148 1151 004C - 505 McIntosh Trail
148 1151 004B - 511 McIntosh Trail
148 1151 004 - 529 McIntosh Trail
148 1152 015 - 548 McIntosh Trail
148 1151 001 - 558 McIntosh Trail
148 1151 018 - 618 McIntosh Trail
135 1121 002 - 1176 Reese Road
147 1152 002 - 1176 Reese Road
147 1152 003 - 1328 Reese Road
147 1152 004 - 1360 Reese Road

The Mayor opened the meeting at 5:45 by welcoming the citizens in attendance.

The pledge of allegiance was recited along with a moment of silence for the remembrance of September 11, 2001.

The Town Clerk verified there was a quorum present.

Mayor Staley indicated that the public hearing was called for the consideration of 18 annexation and rezoning applications.

Mayor Staley announced that the Town of Sharpsburg has adopted zoning amendment and hearing procedures Town's Zoning Amendment Procedures Ordinance. Copies of the ordinance are available for review and study by the public. If there are not enough, the Town Clerk will provide additional copies.

Mayor Staley polled the Council as to any conflict of interest with Pathway Communities or any parcel of land up for consideration. The Mayor and Council said no conflicts exist.

Mayor Staley polled applicant as to whether they have made campaign contributions to any Town of Sharpsburg elected officials. Beth Thibo of Pathway Communities stated they had not contributed to any campaigns of the elected officials of the Town of Sharpsburg.

Peggy Sullivan of Pathway Communities presented the name of the development, Twelve Parks at Sharpsburg, the logo, and the slogan Every Street is Main Street.

Beth Thibo and Gene Lavine gave an overall presentation of the proposed development. Attached to these minutes is a site plan of the proposed development.

Following the presentation, the Mayor opened the floor for question and answers with the Pathway representatives.

Mayor Staley closed the question and answer session.

Mayor Staley called for show of hands for persons who wish to be heard in support of or in opposition to the project. It appeared that the number of persons wishing to appear would be in excess of that which may reasonably be heard. The Mayor requested that a spokesperson for each group be chosen so that the entire presentation of each position shall not exceed 20 minutes.

Mayor Staley called for a 10 minute recess.

Gary McMeen of Lake Park addressed the Mayor, Council and Pathway Communities as the spokesperson for the opposition. He presented a list of concerns from the opposition group:

- Wastewater Plant - please give more details on the specifications.
- Address the increase in population, schools and community services that will be made because of the development.
- Increase in traffic.
- A list of the County/State services that will be utilized because of the development.
- What kind of property tax increase will result from the development and how will it affect the community.
- Please discuss the reuse quality of grey water.
- Who will enforce the building codes?
- What kind of Town services will have to be added because of the ordinance?
- Will the quality of life change for the assisted living residents because of the location of the waste treatment facility?

Noel Whitwood of McIntosh Trail addressed the Mayor, Council and Pathway Communities as the spokesperson for support of the project.

Beth Thibo and Gene Lavine addressed many of the items that Mr. McMeen had mentioned in his comments.

Announcements

- October 2, 2006 will be the first reading of the annexation and rezoning ordinances for Pathway Communities.
- The Sharpsburg Fall Festival is this weekend. Everyone please attend.

There was no official action taken and the Public Hearing was adjourned.

Donna M. Camp
Town Clerk