

LAMAR COUNTY BOARD OF COMMISSIONERS
Public Hearing
Administration Building
October 15th, 2024, 6:00 PM

Meeting Minutes: Class "A" Business Park Master Development Plan Presentation Date: [Meeting Date]
Time: 6:16 p.m. – 6:41 p.m.

1. Presentation: Class "A" Business Park Master Development Plan

- **Presenter:** John Palmer, Engineer (4th presentation)
- **Project Overview:**
 - **Total project value:** \$2.0 billion, expected completion by 2045.
 - **Location:** 1116 acres in Lamar County, near Monroe County line.
 - **Zoning:** Mix of commercial and industrial; current plan removes quarry and high-density residential elements.
 - **Key features:** Multi-pod development with concrete and glass buildings for institutional and Fortune 500 companies.
 - **Economic Impact:** Estimated \$51 million in annual revenue, 19,000,000 square feet of Class A industrial and data centers.
 - **Infrastructure:** Includes loading docks, commercial vehicle lanes, and buffer zones (100 ft setback from High Falls Road and park).
 - **Environmental Considerations:** Stormwater testing mechanism and hydrology study in progress. Enhanced buffers and protected undeveloped areas around High Falls Lake.

2. Public Comments:

- **David Petro (Hickory Road, Jackson):**
 - Concerned about the lack of jobs due to high turnover in nearby areas and suggested more high-density residential development instead of industrial.
 - Mentioned traffic concerns and the need to balance growth with the county's hometown environment.
- **Mary Ann Underwood (1263 Jackson):**
 - Expressed discontent with the development's impact on her property and environment.
 - Requested enhanced berms and fencing to minimize visual and drainage impacts.
- **Lisa Sayers (123 Willow Way, Jackson):**
 - Concerned about the environmental impact on High Falls Lake, including sedimentation and erosion.
 - Advocated for greater protections for water resources and transparency regarding fuel storage and land use.
- **Danny Smith (524 Brushy Creek Circle):**
 - Applauded the removal of the rock quarry and housing from the plan.
 - Requested a ban on landfills and emphasized the importance of protecting High Falls Lake's natural beauty.
- **Tax Assessor's Comments:**
 - Stated that current tax revenue is 80% from residential areas, with only 20% from commercial.
 - Highlighted the need for commercial development to help reduce the residential tax burden and support long-term growth.

3. Rezoning Application (Legacy 75, LLC):

- **Request:** Rezone property to a mix of Manufacturing 2 (M2) Commercial and Planned Residential for parcels on Tax Maps 086007, 086002, 086008, 087002, 087003, 087004, 087005, 087008, and 088005.

4. Adjournment:

- Meeting adjourned at 6:41 p.m. by Thrash and Gilles.

Let me know if any adjustments are needed!