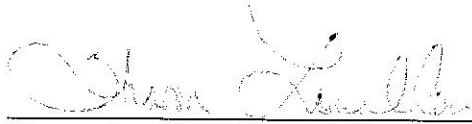


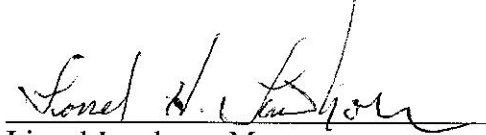
**VILLAGE OF SOUTH LEBANON  
SPECIAL MEETING MINUTES  
PUBLIC HEARING  
SEPTEMBER 24, 2015  
6:00 P.M.**

1. Linda Allen - Present  
Randall Atkins – Present  
Jim Boerio – Present  
Sue Johnson - Present  
Steve Riley - Present  
Jim Smith - Present
2. Mayor Lawhorn opened the meeting at 6:00 p.m. with the Pledge.
3. Mayor Lawhorn stated the public hearing is for rezoning of 76.810 acres of the Rivers Crossing South Development from R3 PUD and I1 to R3.
4. Graham Parlin with HPA Development Group said he is here with his partner, Doug Herald and with Don Feathers, Lebanon Mason LLC. He said they have been engaged to rezone and develop the south portion of the top of the hill. He said part of it is zoned residential and they want to have it all R-3 to do a development on the top of the hill. Graham said the bottom of the hill would still remain a commercial use. He said there was no interest in the existing building on the hill so it will be demolished and all will be a residential development. Atkins asked how close they are to the sewer treatment plant. Graham said the property abuts that property but he is not sure how close the development would be, he said they are buffered by trees. Smith asked about using the existing road going up and that the original plan called for the road expanding or splitting off and what are their thoughts on that. Graham said their intent is to take the island out and make turn lane improvements. He said they would like to use the majority of the road and it would split off at the top. He said there will be core samples and it will be built to village specs for later acceptance. Boerio asked what price range the homes would be and Graham said he can't really control price of the end home but using a 5-1 rule of thumb they would be \$225,000 to \$275,000 homes. Boerio said since there would be residential on top and light industry on the bottom, are they planning a buffer. Graham said yes it will be landscaped and the plan will determine that
5. Mayor Lawhorn opened the floor for public and none were present. Allen asked if this has been through zoning and the mayor said it has been through planning and now it is to this point with council.

6. A motion to adjourn the public hearing was made at 6:10 p.m. by Smith, seconded by Allen, all yeas.



Sharon Louallen, Fiscal Officer



Lionel Lawhorn, Mayor