

A special meeting of the City Commission was held on Friday, February 29, 2008 at 5:00 p.m. in the Commission Chambers at the Municipal Administration Building. The meeting was called to order by Mayor Lee A. Wheeler, III.

COMMISSIONERS PRESENT: Terrye Y. Howell; Jean K. Scott; Jack Van Sickle; Kathy Manry; Lee A. Wheeler, III., Mayor

COMMISSIONERS ABSENT: None.

CITY REPRESENTATIVES PRESENT: Anthony G. Otte, City Manager; Albert C. Galloway, Jr., City Attorney; Jacquie Hawkins, Deputy City Clerk.

Agenda Item 1. SHOPPES ON THE RIDGE PHASE II, COMMERCIAL DEVELOPMENT – FINAL PLAT

Mr. Otte reported on Agenda Item 1. The full staff memo is incorporated into the minutes.

[begin memo]

RECOMMENDATION

Approval of plat as submitted.

No recommendation from Planning Board or public hearing is necessary for approval of a final plat. Provided the plat meets all of the requirements of state statutes and local ordinances, approval by the city commission is a formality.

BACKGROUND

Shoppes on the Ridge Phase II is located on the east side of US Highway 27, north of Chalet Suzanne Rd. It lies north of Shoppes at the Ridge I (Publix) and south of Home Depot.

The plat shows five out-parcels along the front of the property. Proposed are a gas station, hotel and retail.

The requirements for approval of the final subdivision plat are:

- Consistency with the approved preliminary plat (confirmed)
- Compliance with PDP approval for lot dimensional requirements (confirmed)
- Completion of infrastructure to city standards (completed)
- Approval of the plat and survey by the city's consulting surveyor (confirmed)
- Approval of the title opinion by the city attorney (completed)

[end memo]

Harold Gallup, Director of Economic Development, displayed the final plat and site plan for the approximately 211,000 square feet of Shoppes on the Ridge Phase II commercial development and gave an update. He said that, with the approval of Agenda Item 1, the platting requirement will be completed, allowing the start of construction on three major buildings: Gateway Petroleum, a key service element for 5 miles; the seventy-eight (78) room Holiday Inn Express, and Kohls Department Store, the 68,000 square foot lead anchor for the complex. He thanked AG Armstrong and said they were willing to compromise in order to improve the character of the commercial development, architectural features, color scheme, and landscaping on the project. The total value for the improvements and developed land of this commercial development could be as much as \$30 million when fully developed. Mr. Gallup explained that, when finished, citizens will be able to get to Home Depot, Shoppes on the Ridge Phase I and II, Eagle Ride

Mall, Peace Creek Promenade and other new development on the west side, without having to drive on US27. He said this will be a significant addition to the City's tax base. This Development Node will contain approximately 2,000,000 square feet of commercial development for the City.

Andy McHargue, Vice President of AG Armstrong, thanked the Commission for scheduling a special meeting on a Friday night and went through the locations of the buildings on the site plan. He said they are working on getting a bank and medical facility for the complex but it has not been confirmed yet.

Commissioner Howell asked that he work on getting a big named restaurant there like Red Lobster, Carrabas, Olive Garden, or any that could seat between 100-150 people.

Commissioner Manry said she had heard they were including a Circuit City. Mr. McHargue explained that he was not at liberty to be specific in regards to additions they are working on but he would let the City know as soon as anything is confirmed.

Commissioner Manry made a motion to approve the final plat for Shoppes on the Ridge Phase II, provided that the developer meets all of the requirements of state statutes and local ordinances. The motion was seconded by Commissioner Scott.

ROLL CALL:

Commissioner Manry	"YES"
Commissioner Scott	"YES"
Commissioner Howell	"YES"
Commissioner Van Sickle	"YES"
Mayor Wheeler	"YES"

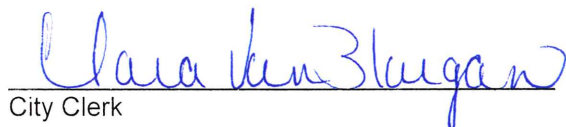
The motion carried 5-0.

There being no further discussion the meeting was adjourned.



Mayor/Commissioner

ATTEST:



City Clerk