

**LAMAR COUNTY BOARD OF COMMISSIONERS**  
**Public Hearing**  
**Administration Building**  
**October 15<sup>th</sup>, 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.

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Let me know if any adjustments are needed!