

GRAMMERCY PLANTATION COMMERCIAL ZONING

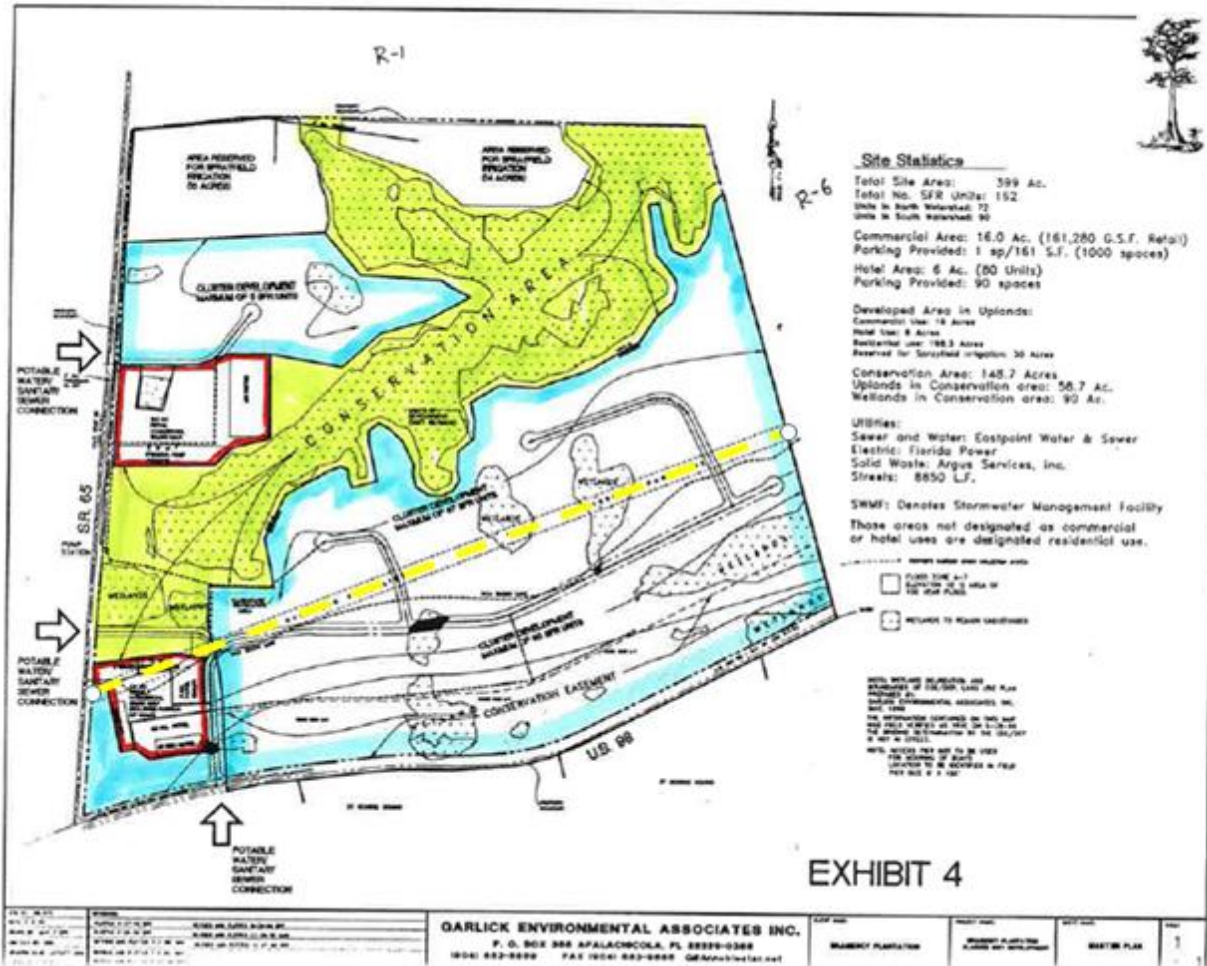
Recently the issue of the zoning of a piece of property on the east side of Highway 65 just north of the Duke Energy transmission line, as shown in in Map I, has been raised.



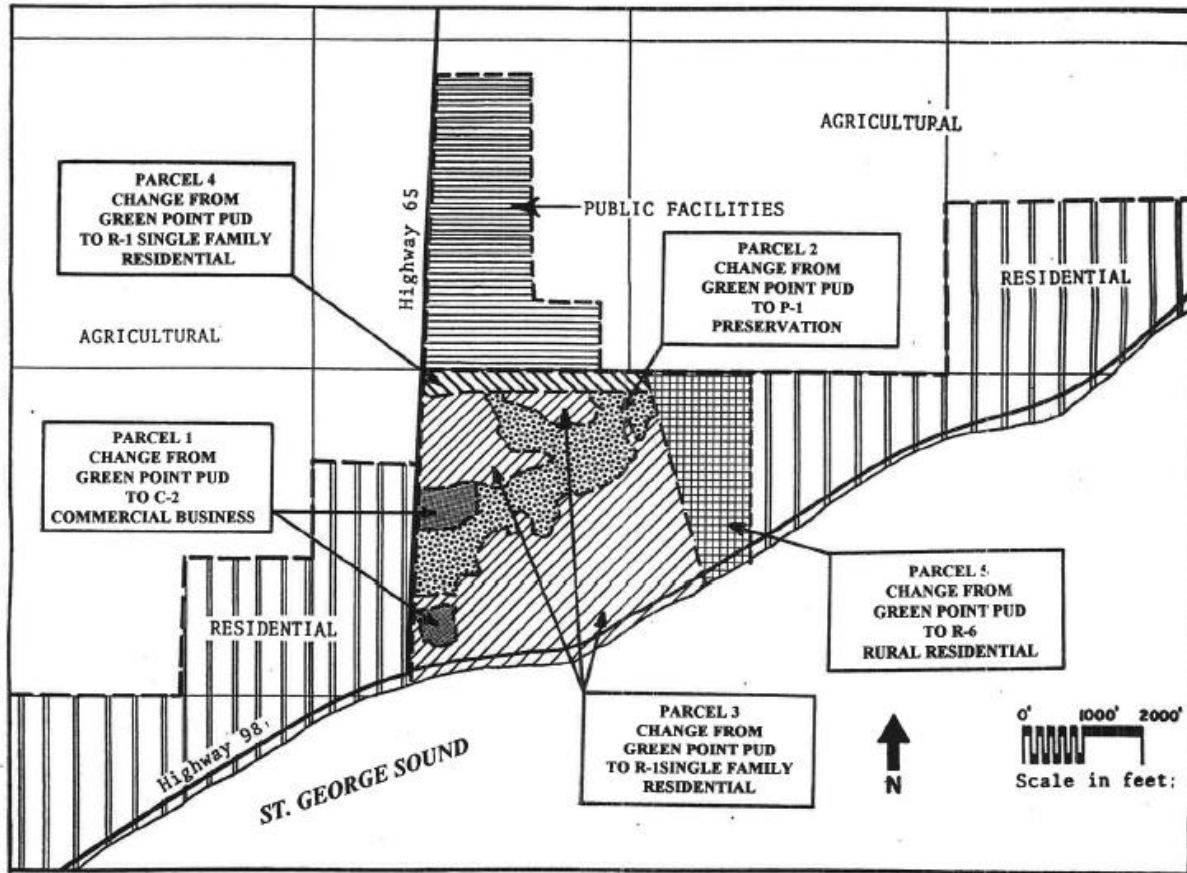
MAP I

On December 3, 1996, the Board of County Commissioners gave final approval to the abandonment of the Green Point Development of Regional Impact, which included repeal of the Green Point Planned Unit Development District Ordinance 91-4. This ordinance had designated what could be built on the Green Point property, at the northeast corner of Highway 65 and Highway 98.

To replace the Green Point Planned Unit Development the Board of County Commissioners adopted new zoning for the property on February 18, 1997. The new zoning included two tracts of C-2 Commercial Business property: a six acre tract located near the intersection of Highway 98 and Highway 65 that was intended for a hotel and a sixteen acre tract further north on Highway 65 that was designated for retail space.

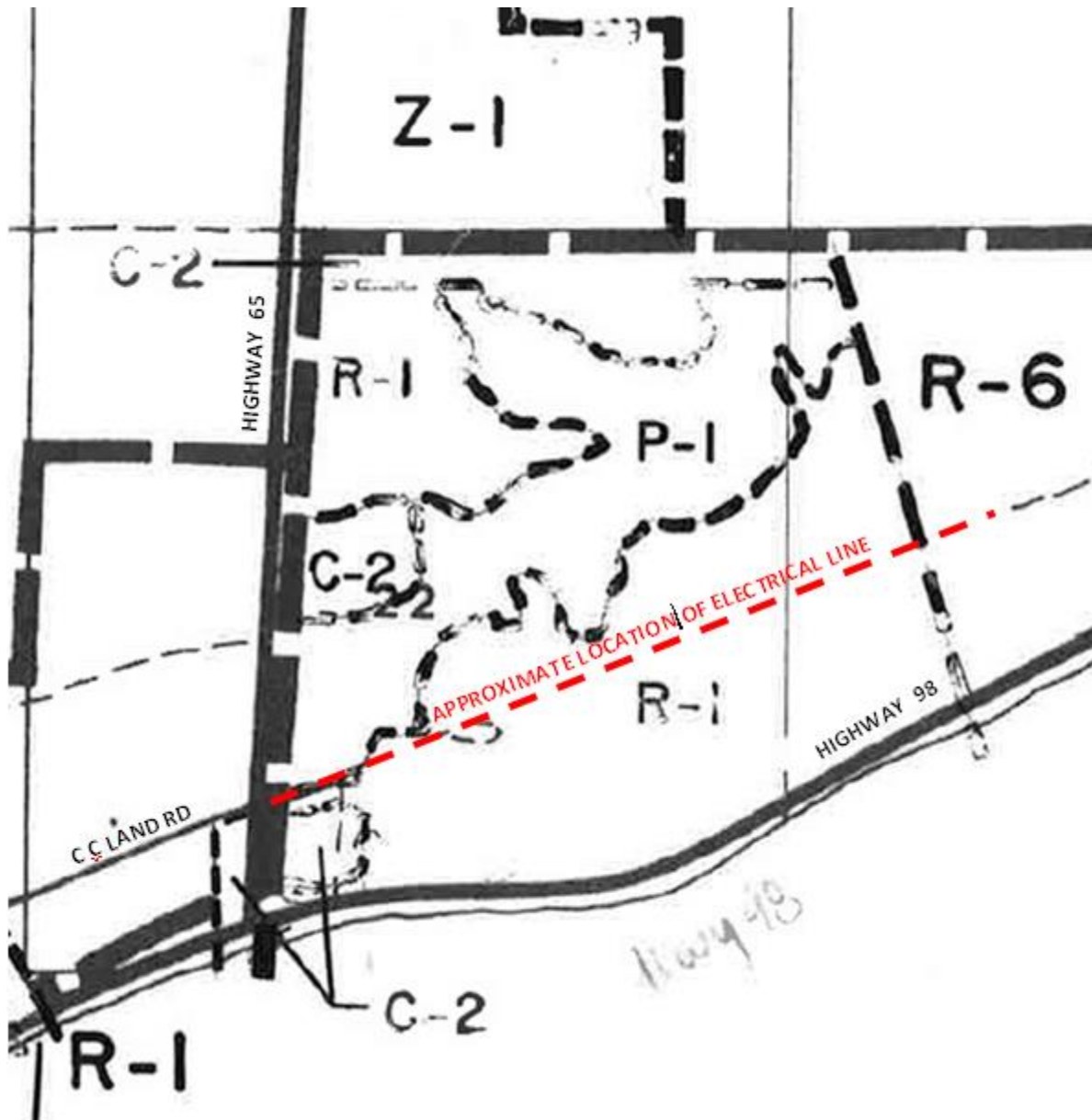


Map II is a site plan prepared by Dan Garlick and Associates that was submitted in 1996 by the developers that shows what was proposed on the property at this time. The yellow dashed line shows the electrical transmission line across the property. The areas outlined in red show the two proposed commercial properties. The light green area is areas designated for preservation and the blue areas are residential.



MAP III

Map III shows the map that was advertised in the newspaper at this time for the proposed rezoning. The location of the electric transmission line is not shown on this map.



MAP IV

Map IV is the current Franklin County Zoning Map.

The question for the Board of County Commissioners is does the current zoning map reflect the intention of the Board in 1997 when they rezoned the property. Should the area shown in Map I be included in the C-2 commercial area on Map IV?