

FROM THE DESK OF COMMISSIONER BILL KENDALL

**PRESS RELEASE CONCERNING  
APPROVAL FOR LOWE'S TO ACCESS UNUSED SEWER CAPACITY FROM INDUSTRIAL  
PARK**

The U.S. Economic Development Administration, which assisted in financing the sewer for the Park, approved the County's request to access sewer for LOWE'S from the available sewer capacity in the Industrial Park. Members of the Industrial Park Board, at an earlier meeting, expressed a desire to help find sewer for LOWE'S. Following is approval by the EDA:

**Mr. Kendall,**

**As per our conversation, EDA has no issues or concerns with LOWE'S or any other commercial or industrial user accessing sewer capacity in your industrial park. The sewer improvements had been funded with EDA assistance. PLEASE PROCEED AS PLANNED. If you have any questions, please feel free to contact me.**

**Jonathan Corso**

**U.S. Economic Development Administration – Atlanta Region**

**401 West Peachtree Street, NW, Suite 1820**

**Atlanta, Georgia 30308-3510**

**Phone (404) 730-3023**

Kendall has been working with LOWE'S HOME IMPROVEMENT INC. for several months to work out complicated issues of a project of this size. All building permit issues are solved, all environmental protection issues both state and local have been solved. Issues concerning the entrance road have been agreed upon by LOWE'S and the county. Lowes is to construct the road to county and state specifications and upon inspection and approval by the county road superintendent, the Commissioner has agreed to accept LOWE'S dedicating the road to the county. LOWE'S has adhered to all county ordinances concerning signs on their premises and on the highway.

LOWE'S officials stated that they were very pleased with the State Department of Transportation's progress on approval of plans for the deceleration lanes, signs and traffic lights on the D.O.T. right-of-ways. Kendall stated there was one more issue to resolve between Lowe's and county government, and at the appropriate time a press release will be issued on this matter.

Commissioner Kendall has signed a contract with Engineering Management Inc. to do a flow analysis of the sewer from the Industrial Park to the Anderson Bridge and is hopeful that there will be no problem since LOWE'S will require only 1,100 gal. per day. A report should be completed by next week. Should this plan not materialize, as a backup plan the county will transfer county sewage allotment to Lowe's from outside the city limits from the old Recreational Office (not being used), and the beach (which uses the sewage capacity only 3 summer months and chemically treated portable sanitation units the remainder of the year.)

The sewer problem for LOWE'S is due to the City of Hiawassee having to place a moratorium on future hookups outside the city limits and should they make an exception for LOWE'S, they feel the City would be vulnerable to waive the moratorium for others. Under Commissioner Kendall's plan LOWE'S could get unused sewer capacity from the Industrial Park and/or county allotment and the City would not have to waive their moratorium.

LOWE'S is proposing to locate a 96,094 sq. ft. retail building on 16 acres at highway 76 & 17 just west of Mining Gap Road. Similar sized stores are in Franklin and Murphy, N. C. Projected sales for the first year in the Towns County store are \$18,000,000.00 with approximately 75 full time jobs plus part time employment. With LOWE'S serving as the anchor, projections are that a number of other businesses and jobs will follow, which will result in significant positive economic impact and job opportunities for our citizens.

If everything goes as projected and all issues settled, the closing date for the property is February 2010, with construction starting soon thereafter, with an opening date for business in the fall of 2010.

Kendall stated it is imperative that we find the small amount of sewage capacity, (1,100 gal.) by June 1, then the County, Cities of Hiawassee and Young Harris and the Towns County Water and Sewer Authority, (which is a separate entity from both the County or City Governments) will need to develop a long-range plan to provide water and sewage for the next ten years.