

# The Telegraph



Martin Leon hauls lumber Friday for new houses under construction by Sivica. The Highlands, a new housing development in Macon, features 10 floor plans and two or three different exteriors to choose from.

## DEVELOPING TRADITION

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New Bibb subdivision  
to include a variety  
of choices, amenities

**By Linda S. Morris**  
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The first 10 homes are under construction in a 350-acre development in northwest Bibb County, just outside Macon city limits.

The concept for the The Highlands subdivision on North Mumford Road is called a traditional neighborhood development, where houses sit close to the street and some garages are entered from a rear alley. The concept is similar to what is found in Hilton Head Island, S.C., and Charleston, S.C., said Amy Chase, spokeswoman for the developer, Sivica Homes Inc. of Alpharetta.

The development's first phase, which began at the end of July, will have 115 single-family homes with two-car garages, three to four bedrooms and two to three-and-a-half baths, she said. All the homes will have front porches, and some will have another porch on the second floor.

The houses in the first phase range in size from 1,300 to 2,600 square feet, she said. The houses will not all look alike at The Highlands. "These aren't custom-built homes, but we have 10 different floor plans and two or three different exteriors to choose from," Chase said.

The houses will have cedar shake on the front exterior and Hardi-plank concrete siding. The current prices of the homes range from about \$124,000 to \$190,000. "The big draw about the community is the amenity package we'll have coming in Phase 2," she said.

The second phase includes a 5-acre site with a 2,400-square-foot community clubhouse, an Olympicsize swimming pool, a toddler pool and a playground. It also will feature an open field suitable for football or baseball games, and smaller parks are planned throughout the development.

About 265 homes are planned for the second phase and will include townhouses and single-family homes that are larger than those in the first phase. Homeowners likely will come from a variety of backgrounds, Chase said. "We hope to get a good mix of everybody: singles, families, retirement-age (persons)," she said.

The homes should be attractive to people who don't want to cut grass: It's included in the homeowner's association fees. Homeowners will be billed \$150 quarterly for home lawn maintenance and landscaping of common areas. An additional \$350 annual fee will be paid for the recreational amenities.

Two model homes should be ready by mid-September, Chase said. "I grew up in Macon, and it's neat to see something like this there," she said.

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