

PLANNING COMMISSION
Regular Meeting
May 14, 2002

The Spalding County Planning Commission held its regular meeting on May 14, 2002 at 7:00 P.M. in the County Commission Meeting Room #108, Spalding County Courthouse Annex. Members present were: Chairman Karen Mathiak, presiding, Bill Bryant, Delores Phillips, Ray Browning, John Youmans, and Greg Pruitt.

Also, present were Assistant County Manager Michael E. Sabine, Senior Planner Lee Craig, and Cindy McDaniel to record the minutes. Zoning Attorney Newton Galloway was not at the meeting.

Ms. Mathiak called the meeting to order.

MINUTES

The minutes of the April 30, 2002 meeting were approved on a motion by Mr. Browning and a second by Ms. Phillips with Karen Mathiak, Delores Phillips, and Ray Browning voting for the motion with Greg Pruitt, John Youmans, and Bill Bryant abstaining since they were not at the meeting.

Amendment to UDO #A-02-04: Appendix A. Subdivision Ordinance – Article 5. Required Development Standards – Section 501: add provision to prohibit and restrict subdivision development streets intersecting with an unimproved (dirt) county road and/or to require improvements to unimproved county roads to allow access to proposed subdivisions.

Mr. Sabine stated this text amendment was discussed back in March. Mr. Sabine stated this text amendment combines two text amendments together about subdivisions coming out onto dirt streets, and the improvements on those dirt collectors. Mr. Sabine stated this text amendment basically captures what was discussed at that time. Mr. Sabine stated each (major) subdivision that has interior streets would need to empty out onto a paved road. If the unimproved dirt road is less than $\frac{3}{4}$ of a mile, the developer would improve the full road.

Mr. Browning asked how many lot are in a major subdivision. Mr. Sabine stated a major subdivision is one that involved new infrastructure and new roads. Mr. Sabine stated a minor subdivision is a road frontage subdivision, without new infrastructure.

Mr. Sabine stated there is not many situations where this would be required, because most of the areas where subdivisions would be anticipated are already paved. Mr. Sabine stated there are little roads where this may come into play.

MOTION

Mr. Bryant made a motion to approve Amendment to UDO #A-02-04. The motion passed on a second by Mr. Youmans with Karen Mathiak, Bill Bryant, Delores Phillips, Ray Browning, John Youmans, and Greg Pruitt voting for the motion.

PRELIMINARY PLATS:

S/D #02-03 – Holliday Pass – Reese Builders & Developers, Owner – 101.49 acres off Tomochichi Road, located in Land Lot 23 of the 3rd Land District – 93 lots.

Mr. Sabine stated Mr. Weston is not here tonight, and would like to explain the situation on the preliminary plat for Holliday Pass, and request that the Planning Commission formally table the preliminary plat until the next meeting, which would be June 11th.

Mr. Sabine stated Holliday Pass has a few problems, because of Environmental Health. Mr. Sabine stated Holliday Pass is off Tomochichi Road, 93 lots, 101 acres, with 55% in greenspace, 15,000 to 16,000 minimum lots in compliance with the Conservation Subdivision Ordinance. Mr. Sabine stated Wayne Moss has had a series of difficulties with this subdivision. Mr. Sabine stated the Department of Human Resources' regulations, in general that Mr. Moss is showing, shows a minimum lot size of 21,780 (a full ½ acre) for septic development. Mr. Sabine stated he is not sure if this is just conventional systems, or whether there is another table that applies for infiltrator, but Mr. Moss is saying that 21,780 is the state minimum.

Mr. Sabine stated the County Board of Health may adopt a larger lot size. Mr. Sabine stated he is being advised that if the County does not do so, then the Board of Health would be suggested by Mr. Moss to adopt a larger lot size. Mr. Sabine stated this has some very significant implications on Conservation Subdivisions. Mr. Sabine stated he has alerted the Board of Commissioners of this situation. Mr. Sabine stated the Board of Commissioners would like to keep the Conservation Subdivision in current form, however, given the state regulations on this a) if the minimum is really 21,780, Spalding County has that issue, and b) if the Board of Health in Spalding County adopts a larger lot size, based on Environmental Health considerations, is a minimum. As you may know, the Board of Health's regulations supercede. Spalding County may not have a lot size smaller than the Board of Health, but may have a lot size larger if Spalding County so desires.

Mr. Sabine stated there is some work to be done relative to greenspace. Mr. Sabine stated if Spalding County has to increase lot sizes to meet septic tank requirements, then on the septic tank Conservation Subdivisions, Spalding County needs to allow private greenspace to be counted toward the 50% so Environmental Health requirements are satisfied to allow the septic tanks on the privately owned lot not on the easement for septic tank replacement. Mr. Sabine stated Environmental Health is very particular about that, but at the same time, still keep the idea of the greenspace together and just put covenant on that for septic tanks. The greenspace would be privately owned, but can't be disturbed except for maintaining the area. Neither accessory buildings nor fences would be allowed on the area.

Mr. Sabine stated if Spalding County has to go up on the private lot size, this should not impact the yield any. The yield would remain the same no matter what, but would matter in terms of the lines whether there would be some privately owned and some commonly owned greenspace. Mr. Sabine stated if Spalding County has to meeting lot size required by Environmental Health, the Planning Commission would need to amend the Conservation Subdivision Ordinance to allow for the privately owned greenspace as well. Mr. Sabine stated the product should be the same in the end for the most part. People would not have access to all of the greenspace, but will still have access to the commonly owned portion. The privately owned greenspace would be just conservation easements that Spalding County has done in other subdivisions.

Mr. Sabine stated he has a meeting scheduled with Mr. Weston and Mr. Reese to discuss the matter. Mr. Sabine stated by the meeting in June, hopefully he will have an answer and clarification from Environmental Health.

MOTION

Mr. Browning made a motion to table Preliminary Plat S/D #02-03 until June 11th meeting. The motion passed on a second by Mr. Bryant with Karen Mathiak, Bill Bryant, Delores Phillips, Ray Browning, John Youmans, and Greg Pruitt voting for the motion.

ADJOURNMENT

Mr. Bryant made a motion, seconded by Ms. Phillips, to adjourn the meeting. The motion passed with Karen Mathiak, Bill Bryant, Delores Phillips, Ray Browning, John Youmans, and Greg Pruitt voting for the motion.

Karen Mathiak – Chairman

Cindy McDaniel - Recorder