

SPALDING COUNTY PLANNING COMMISSION
Regular Meeting
June 8, 2004

The Spalding County Planning Commission held its regular monthly meeting on June 8, 2004 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: Karen Mathiak, Chairman, presiding, Ray Browning, Ronald Green, Delores Phillips, and John Youmans.

Also present were Charles Taylor, Community Development Director, Lee Craig, Senior Planner, Newton Galloway, Attorney, Bruce Ballard, Griffin-Spalding County School System, and Yvonne Langford to record the minutes.

Ms. Mathiak called the meeting to order, introduced the members of the Planning Commission, and invited those present wanting to address the Board regarding any matter to sign in on the appropriate form.

Rename Street – Farrar Lane to Farrar Trail located in Fair Oaks Subdivision.

Mr. Taylor said this is a change of name again. It was renamed at the last meeting and the family is not happy with that name and wants to change from Farrar to Farrar Trial.

MOTION

Mr. Browning made a motion to approve a name change for Farrar Lane to Farrar Trail. The motion carried on a second by Ms. Phillips with Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips and Mr. Youmans voting for the motion.

Discussion – Southern Natural Gas Line Pipeline project

Mr. Taylor said that representatives from Southern Natural Gas were present to give information to the Planning Commission and community regarding the Southern Natural Gas Project in Spalding County.

Wendell B. Hunt – Southern Natural Gas – Manager for State Governmental Affairs

Mr. Hunt gave an overview of Southern Natural Gas and El Paso Corporation the parent company for Southern Natural Gas. The pipeline project in Spalding County will be six miles of pipe. The pipe will be 30” with pressure of 1100/1200 psi. He identified the route of the pipeline on a map of Spalding County. Mr. Hunt said this replacement involves a transaction between Southern Natural Gas and Atlanta Gas Light. Atlanta Gas Light is trying to enhance their system by connecting Atlanta facilities with Macon facilities.

Mr. Ballard expressed concern regarding the location in relation to the schools. There are issues with the location of pipelines with relation to the location of schools. There is a gap in information between the Department of Transportation and the Department of

Education. This is a big problem with the school system in locating school sites. With a 30” gas line with 1200 psi, a school cannot be located within three miles of the gas line. There is a school already right on the edge of this proposed pipeline. When they talked about this previously, it was to be a 16” to 18” pipe. Now it is going to be a 30” pipe.

Mr. Hunt said he was not prepared to discuss the issues regarding the school and the location of the pipe. There is already a pipeline in this area. He said they would discuss the issues at a later time with the school system.

Mr. Ballard said the criteria is different with the different size pipes. This is a safety issue for the school system. He wanted to know where the funding was coming from to resolve those issues. He wanted to know how the DOT was going to work with the Department of Education to work out the safety issues when a school is already located in the area.

Mr. Browning expressed concern over the depth of the pipe so that future development would not interfere with the safety of the pipe.

Mr. Bill Freeman – Southern Natural Gas – Principal Engineer

Mr. Freeman said traditionally the pipe is buried 36” deep. However, if there is development that will involve traffic of heavy trucks across the pipe, they always want to be advised so they can be sure there is enough cover over the pipeline for the soil conditions. Pipelines under roads are buried five feet deep.

Discussion was held regarding the issue of new development that involved trucks traveling over pipe lines in the northern part of Spalding County and the work that was necessary to be certain that it was safe and would not damage the pipeline.

Dee Hunter

Mr. Hunter said he is an engineer, and he is well aware of the incident being discussed. He said the technology, materials and equipment today is much better than it was forty years ago when those lines were established.

Mr. Ballard said there is large residential development in the northeastern part of the county that is going to require new schools. The developer is willing to give a tract of land for the school and this is going to create a great problem because they will have difficulty in finding a location that will not be too close to the gas line that is being discussed. They have been trying to get a site in this area for two and a half years and he has been unable to get a site approved. The biggest deterrent to the sites is the pipelines.

Mr. Hunt said the plan is to get approval by the latter part of the year and construction will begin soon after that time with completion anticipated in April of 2005.

Amendment to UDO #A-04-14: Appendix A. Subdivision Ordinance – Section 301:E and Appendix J. Commercial/Industrial Development Ordinance – Section 7:7 – amend fee schedule.

Ms. Craig said they have realized that there is no fee schedule for utility installation or extension and this amendment is to establish fees to cover the expense of review of utility extension.

MOTION

Mr. Browning made a motion to approve Amendment to UDO #A-04-14. The motion passed on a second by Mr. Green with Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips and Mr. Youmans voting for the motion.

Amendment to UDO #A-04-15: Appendix J. Commercial/Industrial Development Ordinance – Section 408:B(7) – delete detention pond requirement.

Mr. Taylor said there was approval for changes in the detention pond fencing requirements for residential development, but there was no change made in the commercial detention pond fencing requirements. This amendment is to make the commercial detention pond fencing match the residential detention pond fencing.

MOTION

Mr. Browning made a motion to approve Amendment to UDO #A-04-15. The motion passed on a second by Mr. Youmans with Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips and Mr. Youmans voting for the motion.

MINUTES

The minutes of the May 25, 2004 meeting were approved on a motion by Mr. Youmans and a second by Mr. Browning with Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips and Mr. Youmans voting for the motion.

MOTION

The meeting was adjourned on a motion by Mr. Browning and a second by Ms. Phillips with Mr. Browning, Mr. Green, Ms. Mathiak, Ms. Phillips, and Mr. Youmans voting for the motion.

Karen Mathiak – Chairman

Yvonne M. Langford - Recorder