

PLANNING COMMISSION
Regular Meeting
June 25, 2002

The Spalding County Planning Commission held its regular meeting on June 25, 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 Frank Harris.

Also, present were Assistant County Manager Michael E. Sabine, Senior Planner Lee Craig, Zoning Attorney Newton Galloway, and Cindy McDaniel to record the minutes.

Ms. Mathiak called the meeting to order, introduced the members of the Planning Commission, and gave the procedure for handling the applications.

MINUTES

The minutes of the June 11, 2002 meetings were approved on a motion by John Youmans, and a second by Ray Browning with Karen Mathiak, Delores Phillips, Ray Browning, and John Youmans voting for the motion. Bill Bryant and Frank Harris abstained since they were not at the meeting.

REZONING REQUESTS:

Application #02-06Z: Lift from the table – R. J. and Ollie M. Exum, Owners – C. Mark McCullough, Agent – 23.613± acres off Rehoboth Church Road and Whatley Road located in Land Lot 41 of the 3rd Land District – requesting a rezoning from AR-1, Agricultural and Residential, to R-5, Single Family Residential.

MOTION

Mr. Browning made a motion to lift from the table application #02-06Z. The motion passed on a second by Mr. Bryant with Karen Mathiak, Bill Bryant, Delores Phillips, Ray Browning, John Youmans, and Frank Harris voting for the motion.

Mr. Sabine stated that Mr. McCullough was before the Planning Commission at the March 26th meeting with the original R-5 rezoning request. Mr. Sabine stated the applicant has voluntarily increased the minimum heated square footage from 1,250 to 1,400. Mr. Sabine stated the property has increased, and there is a density concern. Mr. Sabine stated there is, also, a concern with the percolation test. Mr. Sabine stated he thinks this proposal is fine. Mr. Sabine stated the Planning Commission should be comfortable with the density before recommending approval. Mr. Sabine stated the physical development of construction has proposed as much density as possible.

Mark McCullough came forward, gave his name, and address as 704 West Taylor Street, Griffin.

Mr. McCullough stated the percolations of the soils have been addressed. Mr. McCullough gave handouts regarding the soil classifications. Mr. McCullough stated he had contracted with a soil scientist, and all issues have been addressed. Mr. McCullough stated he feels comfortable that the soils will perk based on the information from the soil scientist. Mr. McCullough stated the development is compatible with the density in the area. Mr. McCullough stated the storm water and runoff would be addressed on the construction phase of the development. Mr. McCullough stated he has agreed to a list of conditions discussed with Mr. Sabine.

Bobbie Norwood came forward, gave her name, and address as 1570 Rehoboth Church Road.

Ms. Norwood stated she objects to the rezoning of this property to R-5. Ms. Norwood stated she objected to the rezoning of the property on High Falls Road and Head Road to R-5. Ms. Norwood stated the property on High Falls Road and Head Road has a community septic tank on the property, and the homes are being used as Section 8. Ms. Norwood stated CEO's for new businesses that come into Spalding County are buying homes in other counties instead of Spalding County. Ms. Norwood asked that the Planning Commission not sell out to developers in the County.

Angela Lawrence came forward, gave her name, and address as 380 Rehoboth Church Road.

Ms. Lawrence stated this development would affect her and Mr. Babbs more than anyone else in the area. Ms. Lawrence stated she had purchased her property in December 2001. Ms. Lawrence stated she likes the neighborhood and has no problems. Ms. Lawrence stated this development adjoins her property from the back. Ms. Lawrence asked if the development is approved, please condition the approval to leave the trees for a buffer area. Ms. Lawrence stated the area has a country setting, and is rural.

Chris Bergen came forward, stated his name, and gave his address as 275 Rehoboth Church Road.

Mr. Bergen stated he resides diagonally across the street from the proposed subdivision. Mr. Bergen stated he has checked with the U. S. Corps of Engineers, and the property is classified as wetland. Mr. Bergen stated the wetlands have been verified. Mr. Bergen stated the test bores would have to be dug under the supervision of the U. S. Corps of Engineer after the permit has been purchased. Mr. Bergen stated the U. S. Corps of Engineer would have to come back and check the status of the wetlands before any development could begin. Mr. Bergen stated there is a spring on the property that feeds over to another small lake off of the property. Mr. Bergen stated the property is under Conservation Act, which would prohibit development, with 3 more years under this plan. Mr. Bergen stated another concern is with the drip irrigation system. Mr. Bergen stated the PH Balance in the system would have to be constantly maintained usually by the homeowner.

Mr. Bergen stated he has an additional 19 signatures to add to the original 63 that was turned in at the first meeting. Mr. Bergen stated all were opposing.

Mr. Bergen stated the water issue is, also, a big concern. Mr. Bergen stated a lot of people are coming to Spalding County to build, which is great, except Spalding County doesn't have the water. Mr. Bergen stated as of tomorrow, Spalding County would be under a total water ban. Mr. Bergen stated approximately 15% to 20% of the residences in the county are still on well water. Mr. Bergen stated if the wells run dry, the residences would be forced to tie into County water. Mr. Bergen stated with Spalding County developing at the rate we are, how long before Spalding County runs out of water.

Mr. Bergen stated delineation of the property would be necessary per the U. S. Corps of Engineers. Ms. Mathiak asked whom Mr. Bergen spoke with at the U. S. Corps of Engineers. Mr. Bergen stated he spoke with the U. S. Corps of Engineer office in Savannah.

Gene Babbs passed – did not wish to speak at this time.

Mr. Browning asked if the (Savannah district) U. S. Army Corps of Engineers had jurisdiction or was Spalding County in the Mobile district. Mr. Bergen stated he contacted the office in Savannah and was advised this office would be involved with this development.

Mr. McCullough stated he is not focusing as much on the size of the homes, but on the quality of the homes, and tying in the size of the homes to the conditions on zoning. Mr. McCullough stated there is a 25-foot buffer surrounding the property in the protected greenspace behind Ms. Lawrence's house. Mr. McCullough stated he is sure within the greenspace area, there are mostly likely wetlands; however, the entire property is certainly not wetlands. Mr. McCullough stated he would not be disturbing any property that would be located in the wetlands. Mr. McCullough stated if he would have to disturb wetlands, he would get the necessary permits, and have the wetlands delineated.

Mr. McCullough stated concerning the conservation use, the penalty has been paid, and is not long under the Conservation Act.

Mr. McCullough stated the soil scientist report shows the soil is suitable for standard septic systems not the drip systems.

Mr. Youmans stated with what Mr. McCullough is proposing, and the houses already along Whatley Road, he doesn't have a problem with this development.

Ms. Phillips stated she would like to see nice planned quality development in Spalding County. Ms. Phillips stated people would come if Spalding County has quality developments.

Mr. Bryant stated there are a lot of small homes, and small tracts of property in the area. Mr. Bryant stated he felt the lot sizes for this development are fine.

Mr. Bergen stated he did not see where a development with a cookie-cutter setting would fit in the proposed area. Mr. Bergen stated the area is not consistent.

Mr. Harris asked what the average price of the house and lot would be. Mr. McCullough stated the price range would start at \$120,000 to \$140,000. The lot price should be in the low \$20,000.

Mr. Sabine stated the conditions that were previously mentioned at the March 26th meeting were as follows: minimum heated area of 1,400 square feet with minimum 7/12 roof pitch and two-car garage; all homes constructed shall have a minimum 30% brick, stone, or masonry stucco front façade accent with remaining exterior walls shall feature either hardiplank (cement board) siding or .046-thickness vinyl siding; all homes constructed shall incorporate a trim package, specifically interior walls around all windows, and chair rail in dining rooms; a minimum 12 of the 16 homes proposed shall be constructed on a crawl space or basement foundation with no exposed cinder block shall be visible from the crawl space or basement foundations constructed; a landscaping plan consistent with the Building With Trees program of the National Arbor Day Foundation shall be implemented for all homes constructed; and a 25-foot natural (undisturbed) buffer shall be retained around the perimeter of the property as detailed on the concept plan.

Mr. Harris asked how many of the 16 homes would have basements. Mr. McCullough stated none of the homes would have basements unless specifically requested. Mr. McCullough stated the homes would be on crawl spaces with a few slabs only in unique situations (ex. handicap accessible needed).

Mr. Browning stated there is a dispute between the soil scientist and Environmental Health concerning the soils on this property. Mr. Browning stated there is, also, a gravesite on the property that has not been delineated. Mr. Browning stated the size of the homes, being proposed initially, are compatible to the area. Mr. Browning stated the lot size is a problem in case there are marginal soils on the property, because of the requirements for replacement drip emitter systems. Mr. Browning stated the trend in the area lately has been for 2 to 2 ½ acre lots.

Mr. Youmans asked if the Planning Commission could make a recommendation that the lots require conventional septic systems. Mr. Sabine stated tonight is a rezoning action not a preliminary plat approval. Mr. Sabine stated any recommendation made would need to be incorporated as a specific condition on the rezoning. Mr. Sabine stated the Planning Commission could condition the lot size rather than the septic system type. Mr. Browning stated if the rezoning is approved for 1-acre lots, Environmental Health has no choice but to allow a drip emitter system. If there is a platted 1-acre lot in Spalding County, and the lot requires a drip emitter system or an alternative system, Environmental Health must allow the drip emitter system per the State of Georgia.

Mr. Sabine stated lot size is very important. Mr. Sabine stated if the lot is a legal lot, and a drip emitter system is needed, there is no recourse.

Mr. McCullough stated Environmental Health would not allow anything that would be a hazard to the community.

Ms. Mathiak stated the issue before the Planning Commission tonight is the rezoning from AR-1 to R-5, not the soil issues.

Mr. Harris stated issues being discussed are relevant to the rezoning. Mr. McCullough stated he agrees the issues are relevant also. Mr. Harris stated once the lots are approved, the subdivision is available to build, and opens the door for the drip emitter system where as if the door is not left open, Spalding County is faced with that type system.

Mr. Bryant and Mr. Youmans agreed that the lots should be conditioned to a certain size.

Ms. Mathiak asked Mr. Sabine if the lots would not allow a conventional septic system, could the Planning Commission condition that the lots not allow drip emitter systems. Mr. Sabine stated he would rather see a minimum on lot size rather than conditioning the type of septic system allowed. Mr. Sabine stated the Planning Commission could condition the lot size to 1 acre, 1 $\frac{3}{4}$ acre, or 2 acres, whatever the Planning Commission feels is the suitable minimum. Mr. Sabine stated there are density concerns, septic concerns, and other concerns about the character of the neighborhood. Mr. Sabine stated if 1 acre does not appear to be suitable, then the Planning Commission needs to consider whether that is suitable or not.

Mr. McCullough stated he could deed restrict the property to limit the number of drip emitter systems that could ever be put on the property. Mr. McCullough stated he is trying to do a quality development.

Mr. Galloway stated that the Planning Commission has never imposed a condition based upon the type of septic system. Mr. Galloway stated Environmental Health makes that determination. Mr. Galloway stated Mr. Browning's assessment of what the law would be is correct. If Spalding County allows the 1-acre lot, and if an individual conventional septic system would not serve the property, and the developer could show with the appropriate conditions the drip emitter system could accurately/adequately serve the property and satisfy the Environmental Health Department and Spalding County's provisions dealing with drip emitter systems, then the lots would be entitled to go in at that density based upon what the zoning is. Mr. Galloway stated the plat before the Planning Commission may or may not prove to be what can ultimately be developed on the property. The property could be rezoned to R-5, but depending on what Environmental Health determines, Mr. McCullough could still have to be on 2-acre lots, or Environmental Health could allow the lots as he has submitted. Mr. Galloway stated Spalding County has absolutely no control of Environmental Health at all, even though Spalding County is approving plats.

Mr. Galloway stated Spalding County had to add drip emitter systems into the Ordinance in order to comply with the State requirements, because Spalding County did not allow them. Mr. Galloway stated if the drip emitter system is authorized by the State and authorized by Spalding County's Ordinance, then yes the system could be installed with not problem at all.

Discussion continued about the soils, use of drip emitter systems, and acreage requirements.

Mr. Harris asked Mr. McCullough if he had contacted Environmental Health in reference to this development. Mr. McCullough said no.

Mr. Bryant asked if 9 lots were allowed on the west side of the property, what would the density be. Mr. Sabine stated by the time the property on the east side and the greenspace is excluded, there would be basically 1¾ acre per house.

Willis Akins came forward, gave his name, and gave his address as 180 Rehoboth Church Road.

Mr. Akins stated he had previously tried to purchase this same piece of property, and was told by Environmental Health that the property would not perk. Mr. Akins stated this was the reason he did not own the property now.

Mr. McCullough stated he did not wish for the application to be tabled again. Mr. McCullough stated if he has to use the property under a permitted use that is available now, then that is what he will do. Mr. McCullough stated he has tried to present a quality development.

Mr. McCullough stated a preliminary soil report was done on the property. Mr. McCullough stated the test is called a Recon.

Mr. Sabine stated if the rezoning is denied, Mr. McCullough could get only 3 lots from the division of the property with existing road frontage. Mr. Sabine stated the Planning Commission could deny the application, send the zoning to another class, or could condition the rezoning.

Mr. Bryant stated he had a concern with the soils. Mr. Bryant suggested that there be 9 lots on the west side and 2 lots on the east side of the property. Mr. Bryant stated he didn't feel he could support the application as the lots were presented on the conceptual site plan.

Mr. McCullough stated he would try and split up the property with 1 ¾ acre lots with 9 lots on the west side and 2 lots on the east side with 2 acres each.

MOTION

Mr. Bryant a motion to approve application #02-06Z conditioned that all lots be a minimum of 1 ¾ acre with 9 lots on the west side and 2 lots on the east side of the property; all homes have a minimum heated area of 1,400 square feet; all homes will be site-built; all homes shall have a minimum 7/12 roof pitch; all homes shall have a minimum two-car garage; all homes constructed shall have a minimum 30% brick, stone, or masonry stucco front façade accent with remaining exterior walls shall feature either hardiplank (cement board) siding or .046-thickness vinyl siding; all homes shall incorporate upgraded trim package, specifically interior trim around all windows, and chair rail in dining rooms; a minimum of ¾ of the homes proposed shall be constructed on a crawl space or basement foundation with no exposed cinder block visible from the crawl space or basement foundations constructed; a landscaping plan consistent with the Building With Trees program of the National Arbor Day foundation shall be implemented for all homes constructed; and a 25' natural (undisturbed) buffer shall be retained around the perimeter of the property as detailed on concept plat. The motion passed on a second by Mr. Harris with Karen Mathiak, Bill Bryant, Delores Phillips, Ray Browning, John Youmans, and Frank Harris voting for the motion.

Ms. Mathiak advised this application would go before the Board of Commissioners on July 25th at 6:00 p.m.

Application #02-11Z: Griffin Area Habitat for Humanity, Owner – Mark Staples, Agent – Lots 97, 98 & 101 Cascade Avenue (.735 acre located in Land Lot 207 of the 2nd Land District – requesting a rezoning from C-2, Manufacturing, to R-5, Single Family Residential.

Mark Staples, Vice President of Griffin Area Habitat for Humanity, came forward, gave his name, and address 1386 Carver Road, Griffin.

Mr. Staples stated he is requesting Lots 97, 98, and 101 on Cascade Avenue be rezoned from C-2, Manufacturing, to R-5, Single Family Residential. Mr. Staples stated he was going to build 2 homes. Each home would have 3 bedrooms. Mr. Staples stated he has already been to Environmental Health concerning these lots. Mr. Staples stated the only way Environmental Health would approve is the septic systems would be located on the middle lot. Mr. Staples stated one of the homes would be on a slab, and the other on a crawl space.

Mr. Sabine stated Mr. Staples was advised about the Planning Commission talking about various options for this neighborhood. Mr. Sabine stated the Griffin Area Habitat wanted to proceed due to the ability of getting some work for this summer. Mr. Sabine stated his request is consistent with what is in the area, and the long trend for the area.

Mr. Bryant had a question about the size of the lots. Mr. Sabine stated these were lots of record; and as a result, if a septic system can fit on the property and will work while meeting the State regulations, these would be permitted.

MOTION

Mr. Bryant a motion to approve application #02-11Z conditioned to the homes built on the subject property shall be a site built homes only. The motion passed on a second by Mr. Youmans with Karen Mathiak, Bill Bryant, Delores Phillips, Ray Browning, John Youmans, and Frank Harris voting for the motion.

Ms. Mathiak advised this application would go before the Board of Commissioners on July 25th at 6:00 p.m.

Application #02-12Z: Paul Eugene Jr. and Valerie S. Reynolds, Owners – 87.58 acres on Georgia State Route 16 West located in Land Lot 23 of the 1st Land District – requesting a rezoning from AR-1, Agricultural and Residential, to AR-2, Rural Reserve.

Gene Reynolds came forward, gave his name, and his address as 100 Surge Trail, Peachtree City, Georgia 30269.

Mr. Reynolds stated he is requesting a rezoning to allow nice estate size lots on the property. Mr. Reynolds stated he has spoken with the Georgia Department of Transportation, and has received approval for driveways off Highway 16.

Mr. Sabine stated this proposal is a good use of the property. Mr. Sabine stated Mr. Reynolds’ proposal exceeds the minimum lot size for AR-2. The lots range from approximately 5.69 acres up to 15.98 acres off Lakeview Drive. Mr. Sabine stated the surrounding properties are all larger acreage tracts, and would be consistent with the trend in the area.

Ms. Mathiak read a letter from Charles and Dorothy Rucks (copy of letter attached).

Mr. Sabine stated there is state legislation that explicatively excludes agricultural operations from being defined or subject to a nuisance claim purely because of newer developments surrounding them. Mr. Sabine stated this would protect the developments from any prospective nuisance actions against the developments.

MOTION

Mr. Harris a motion to approve application #02-12Z conditioned that zoning approval should be conditioned upon site plan as presented. The motion passed on a second by Mr. Youmans with Karen Mathiak, Bill Bryant, Delores Phillips, Ray Browning, John Youmans, and Frank Harris voting for the motion.

Ms. Mathiak advised this application would go before the Board of Commissioners on July 25th at 6:00 p.m.

Application #02-13Z: Teramar Holdings, LLC and Eric Yu, Owners – Steven E. Ponsell, Agent – 4 acres off Zebulon Road located in Land Lot 120 of the 2nd Land District - requesting a rezoning from C-1, Highway Commercial, to C-1B, Heavy Commercial.

Mitchell Cooke came forward, stated his name, and gave his address as 5292 Hill Road, Acworth, Georgia.

Mr. Cooke stated he is representing the development group, along with Mr. Ponsell, concerning this property. Mr. Cooke stated the proposal is to develop a mini storage facility on the rear 4 acres of the property, which would require a rezoning of the property from C-1 to C-1B. Mr. Cooke stated all the frontage property along U. S. Highway 19 would remain C-1 for a retail development. Mr. Cooke stated access to the facility would come off U. S. Highway 19 (Zebulon Road), and would have a gated access. Mr. Cooke stated the portion of the property that front Hemphill Road would have a 25-foot undisturbed landscape buffer along with a 70-foot setback. Mr. Cooke stated the natural buffer would remain all along Hemphill Road area. Mr. Cooke stated the entrance off Hemphill Road would be a controlled access, and for emergency purposes only.

Mr. Cooke stated he is unsure, at this time, what type tenants would occupy the retail development along U. S. Highway 19. Mr. Cooke stated he is in agreement on the condition that any building facades/elevations visible from U. S. Highway 19 (Zebulon Road) shall be constructed of brick, stone or masonry stucco.

Mr. Sabine asked Mr. Cooke is he has spoken with the City of Griffin in reference to sanitary sewer. Mr. Cooke advised he has not as of yet. If access if available for this facility, Mr. Cooke advised he would bore under U. S. Highway 19 to tie into the sanitary sewer system.

Mr. Sabine asked Mr. Cooke if he has ever built mini storage buildings on septic before. Mr. Cooke advised yes. Mr. Cooke stated the requirement for the mini storage facility and the office is very minimal. Mr. Cooke stated the office could have a uni-sex bathroom, or at the very least, 2 bathrooms, a men's and women's, with 1 toilet in each.

Dr. Bill Colvin came forward, stated his name, and gave his address as 1000 Maple Drive.

Dr. Colvin stated he has no objections to the development, but does have a concern with the water runoff from the property. Dr. Colvin was advised water runoff would be addressed during the construction plan phase.

MOTION

Mr. Harris a motion to approve application #02-13Z conditioned to any building facades/elevations visible from U. S. Highway 19 (Zebulon Road) shall be constructed of brick, stone, or masonry stucco. The motion passed on a second by Mr. Bryant with Karen Mathiak, Bill Bryant, Delores Phillips, Ray Browning, John Youmans, and Frank Harris voting for the motion.

Ms. Mathiak advised this application would go before the Board of Commissioners on July 25th at 6:00 p.m.

PRELIMINARY PLAT APPROVALS:

S/D #02-06: Mill Park – Mike Jackson, Owner – 20.29 acres off Pineview Road, located in Land Lot 132 of the 3rd Land District – 12 lots.

Mike Jackson came forward, gave his name, and address as 5138 Old Atlanta Highway, Hampton, Georgia.

Mr. Jackson stated he has 20.29 acres off Pineview Road, which would be subdivided into 12 lots. Mr. Jackson stated he has already done a Level 2 Soil study on this property. Mr. Jackson stated he has designed the streets and lots according to the soil and how the water runs off. Mr. Jackson stated he has already got the lots sold to a developer out of Newnan.

Mr. Sabine stated this subdivision was under development before the 1,400 square foot heated requirement took place. Mr. Sabine stated the homes would be built at a minimum of 1,250 square feet heated.

Mr. Sabine asked if the subdivision would have 26 feet street with 24 feet of pavement with rollback on both sides of the road. Mr. Jackson stated yes.

Mr. Jackson stated the buffer areas through out the subdivision would possibly utilize the detention pond for the subdivision. Mr. Jackson stated he did not want the detention pond stuck in someone's back door.

MOTION

Mr. Bryant made a motion to approval Preliminary Plat S/D #02-06 conditioned that the plat map must receive approval from all necessary County departments, and contingent upon approval of Variance for cul-de-sac street length by Board of Zoning Appeals. The motion passed on a second by Mr. Browning with Karen Mathiak, Bill Bryant, Delores Phillips, Ray Browning, John Youmans, and Frank Harris voting for the motion.

OTHER BUSINESS:

Mr. Sabine stated Spalding County has received a copy of a letter that was sent to City Manager Ron Rabun relative to the installation of public water system issues. Mr. Sabine stated this would have considerable impact on developers relative to the installation of new water lines in subdivisions. Mr. Sabine stated the Environmental Protection Division has been made aware that the City of Griffin has made or approved additions to water system lines both in the City of Griffin and Spalding County service areas without prior review and approval from the Drinking Water Permitting and Engineering Program of the Environmental Protection Division. Mr. Sabine stated the State of Georgia is requesting that all water plans, specifically subdivision water plans, be submitted for their review

and approval. Mr. Sabine stated upon receipt of the construction plans and specifications, the assigned division engineer shall have 60 to 90 working days to review and approval the submitted project. Mr. Sabine stated that would give the State of Georgia 12 to 18 weeks for review process. Mr. Sabine stated this review process would have significant, not in a positive way, impact in Spalding County's communities. Mr. Sabine stated he unaware of anything Spalding County could do to speed up the review process. Mr. Sabine stated Spalding County rides on the City of Griffin's permit as a water transmission and distribution entity. Mr. Sabine stated there has, also, been a change in administration in the City Water Department. Mr. Sabine stated he does not know if the letter from the Environmental Protection Division is in relation to the change in administration at the City Water Department.

Mr. Sabine stated the Spalding County Board of Health would be having a meeting on Wednesday, June 26th, at 12 noon, at the Health Department on Memorial Drive. Mr. Sabine stated the purpose of the meeting is to adopt a minimum lot size for lots served by on site sewage management systems, septic tanks. Mr. Sabine stated he and Ms. Craig would be attending and encouraged the members of the Planning Commission to attend if possible.

Mr. Sabine asked the Planning Commission for their consideration to cancel or to postpone their Tuesday, July 9th Planning Commission workshop. Mr. Sabine stated he would not be available for that meeting. The Planning Commission was polled and recommended to have the workshop after the Planning Commission meeting on Tuesday, July 30th.

Mr. Browning stated the Planning Commission needs to look at some issues concerning the ½ acre Conservation Subdivision. Mr. Browning stated if there is a ½ acre lot with a 3 bedroom and 2 bathroom home, the septic system is governed by the number of bedrooms not the number of bathrooms. The bedrooms ultimately govern the number of people who live in the home, therefore govern the consumption of water into the septic system, and waste in general. Mr. Browning stated ½ acre lot might be suitable for a 3 bedroom, 2 bathroom home, but might not be suitable for a 4 bedroom home with a swimming pool. Mr. Browning stated if Spalding County is going to contain the on-site sewage management system within the confines of the 21,700 square foot lot, then Spalding County needs to start thinking in terms of total usage and how the subdivisions are to be restricted so future purchases would have some awareness that they may not be able to put a swimming pool in, or may not be able to add a 4th bedroom to their house.

Mr. Browning stated he would be attending the Board of Health meeting on Wednesday, June 26th, and urged the other Planning Commission members to attend also.

Mr. Sabine asked Mr. Browning if he thought Spalding County should require a preliminary review with Environmental Health before anyone comes in to apply for a rezoning. Mr. Galloway advised several years ago Spalding County added into the Preliminary Plat requirements that some type of preliminary analysis be done by Environmental Health. Environmental Health refused to do this for Spalding County.

Spalding County had a provision in the Preliminary Plat requirements that was never satisfied and could never be satisfied because of the refusal by Environmental Health. Spalding County had no choice but to delete that requirement from the Preliminary Plat requirements.

Mr. Galloway stated Spalding County has received very strict directions from the State of Georgia regarding two things: 1) the preservation of greenspace, and 2) dealing with restrictions on how greenspace can be used. Mr. Galloway stated where Spalding County runs into problems, with the Conservation Subdivisions, on lot sizes is Environmental Health will not allow the drain field to be located on commonly owned easement property that is in trust with the Conservation Subdivision.

Mr. Galloway stated if Environmental Health does not review the plats first, then how can Spalding County deal with soil suitability when a plat comes to the Planning Commission. Mr. Galloway stated he would be at the Board of Health meeting just to remind them that some years ago Environmental Health refused to review plats when they were asked. Mr. Galloway stated the Board of Health would be in a position to potentially approve a minimum lot size without having to comply with such things as zoning procedures, etc.

Mr. Sabine asked the Planning Commission how many would be attending the Zoning Administrative Workshop in Savannah on August 8th and 9th. All of the Planning Commission members stated they would be attending the workshop.

ADJOURNMENT

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

Karen Mathiak – Chairman

Cindy L. McDaniel – Recorder