

**APRIL 21, 2008
CITY OF SENOIA
PUBLIC HEARING
APPLICATION FOR VARIANCE
HERITAGE POINT-PART 2
7:00 PM**

VISITORS: Donna Black, Albert Gross, Tim Bridges, Mark McCammon, Bill & Betty Jerome, Denise Gregory, Mo Ridenhour, Bob Werner, Mike Volk, Ken Ezzell, Chana Smith, Jill Phillips, Chief Bennett, Captain Edens, John Thompson, Mary Provost and Sarah Campbell

FULL COUNCIL PRESENT

1. CALL TO ORDER/WELCOME VISITORS

Mayor Belisle called the Public Hearing to order and welcomed all.

2. PURPOSE OF PUBLIC HEARING

To present and receive comments on an Application for Variance received from Scarbrough and Rolader Development, LLC. The application is asking to develop 18 lots accessed from Stallings Road not be connected to public sewer. A sewer lift station would be needed to service lots in this area.

3. COMMENTS FROM APPLICANT

Representing Scarbrough and Rolader Development, Donna Black is asked Council to approve the variance asking that 18 lots located on the western most portion of Heritage Pointe (roughly 20 acres) not have public sewer but septic tanks. The soils have been checked and are fully able to support a septic system. Ms. Black added that originally there was to be a crossing at the railroad but the development could not obtain permission from CSX. The development has however obtained the permit to run water lines under that crossing. Ms. Black then stated that

4. COMMENTS FROM CITY ADMINISTRATOR

Mr. Ferry stated that when the development was not granted a grade crossing by the Railroad, the developer was required to change the plan eliminating the crossing. Based on the topography of the land, a gravity line from this section of the development to the section across the CSX railway is not possible. Due to the difficult topography and the on-going cost of operating a lift station it would be appropriate to grant the variance request with the following conditions.

1. The 8-inch water line connected to the County on Stallings Road is a requirement of this development and shall connect to the remainder of the development on the east side of the railroad tracks.
2. In order to maintain a 1-acre requirement for septic lots adjoining property under county jurisdiction shall be required to have a 50-foot undisturbed buffer included in the final plat and indicated in transfer of title (said 50-foot buffer may be part of the lot).

Mr. Ferry then added that he has spoken with Duane Fields of Coweta County Environmental Health and there are two ways that the septic system would be

allowed and that is if public sewer is not available within 200 feet or at the written request of the governing body.

5. COMMENTS FROM PUBLIC

Mr. Tim Bridges stated that all of his questions have been answered.

Mary Provost of 115 Teal Court asked Council to closely investigate this property with sewer so close to the creek. Mayor Belisle assured all that it would be.

6. COMMENTS FROM COUNCIL

Mayor Belisle asked if decreasing to 18 lots these lots would be larger & was told by Ms. Black that they will all be a minimum of one acre. C. Harrison asked for the cost of a pump station for these 18 lots & was told by Mr. Ferry that he's not sure but it will be an annual cost of constant electricity as well as operation and maintenance. C. Owens asked if the septic would strictly apply to these 18 lots and was told yes.

7. ADJOURN

Mayor Belisle made motion to adjourn the April 21, 2008 Public Hearing & was 2nd by C. Owens. Motion carried unanimously.

Respectfully submitted,

Robert K. Belisle, Mayor

Debra J. Volk, City Clerk