

Lake Ralph Hall Zoning Commission
Minutes of Meeting of February 8, 2024

The Public Meeting, held at the Ladonia City Hall, was called to order by Chairman Newt Cunningham at 5:33 pm. Present were Chairman Newt Cunningham and Commissioners Jerry Magness, Jaleen Wallace and Greg Morris. A quorum was present.

2. Public Comment. Bill Duffy spoke and said that he is opposed to anything that would change the recommendations of Upper Trinity unless there are professional studies to the contrary. Chris Wilson spoke and said that he had questions about economic development and shoreline development.

3. Discussion, consideration and action to approve minutes from October 12, 2023 Public Hearing and Regular Meeting. The minutes were approved upon motion by Coms. Magness and second by Coms. Wallace. Motion passed unanimously.

4. Update with Upper Trinity Regional Water District on the Lake Ralph Hall project. Doug Janeway presented an update with a handout and powerpoint. He introduced Kaylee Waldo, a project engineer on the project. He said that the Shoreline Management Plan will be completed in 2024 and it is anticipated that the project will be operational in 2026. He said that per the permit there is a limited area where the lake water can be used in Fannin County. The powerpoint showed many aspects of the project, including stream restoration taking place below the dam. The powerpoint showed the concept of the boat ramps, parking and canoe launches. The fishing jetty was shown.

Upper Trinity is preparing a Water and Sewer Service Study addressing needs for water and sewer service around the lake. According to Mr. Janeway, this is a tool for the County to use during development and is based on current zoning. Also in preparation is the Lake and Shoreline Use Study. No draft is yet available. Mr. Janeway acknowledged the commitment of Upper Trinity to work with the County on this Plan. He suggested a meeting with the Commission to get input on Shoreline Management. Chairman Cunningham noted that the County had as yet received no information on the Shoreline Management Plan. The County wants private boat dock access and to be sure that any sewage plan does not stifle development. Mr. Janeway said that Jacob Engineering prepared a study based on the total draining area, not just the zoned area. Chairman Cunningham said that it is a balancing act and the County wants development.

Kaylee Waldo is working on the Water and Sewer Study for the zoned area. The study began last year and it is anticipated that it will be completed by this coming summer. Upper Trinity has met with all the service providers to understand what infrastructure is available now. The Study

is based on total future development. The Study looks at the sewer drainage basins around the lake. Effluent from any future sewage treatment plant would drain into the Lake. Chairman Cunningham noted that the State allows spray systems. He also asked if Upper Trinity would provide water treatment plants or sewage plants. Mr. Janeway discussed the sewage treatment plants that Upper Trinity operates elsewhere. Chairman Cunningham asked what additional information the Study will provide. Ms. Hopkins, Director of Development, asked if the Study would discuss the type of sewage treatment desirable in different areas. Ms. Waldo said "no." Ms. Hopkins asked if their study would show a comparison of effluent levels from (1) Aerobic septic systems, (2) Drip irrigation systems, (3) Low Pressure Dosing Systems and (4) sewage treatment plants/ Package plants. Ms. Waldo that "no," the study would not show that. Ms. Hopkins then asked if the study was going to show areas in the 500 ft buffer zone that were suited to OSSF and other areas more suited to sewage treatment plants. Chairman Cunningham noted that the Upper Trinity analysis includes a large area that will not be subject to zoning.

Chairman Cunningham asked if Upper Trinity would run sewage treatment plants in the area. Mr. Janeway said that the HOA's would provide financing. Mr. Janeway said the major issue to development is water supply.

Coms. Morris asked about the conditions on the permit for Ladonia's use of Lake water.

Chairman Cunningham said that he wants to see docks on the lake and private development.

5. Discussion, consideration and action to approve setting a hearing to hear comments regarding removal of Section 5.01, On-Site Sewage Facilities (OSSFs) from the Lake Ralph Hall Zoning

Commissioner Magness moved to pass on this agenda item. Seconded by Coms. Morris. Motion passed unanimously.

6. Discussion, consideration and action to set the next Lake Ralph Hall Zoning Commission hearings and/or meetings for March 14, 2024;

Commissioner Magness moved to set the next meeting for March 14, 2024 at 5:30. Seconded by Coms. Wallace. Motion passed unanimously.

7. Adjourn Public Meeting

Commissioner Morris moved to adjourn the Public Meeting. Second by Coms. Magness. Motion passed unanimously. The meeting was adjourned at 7:15 pm.

The above and foregoing represents true and correct minutes of the Lake Ralph Hall Zoning Commission meeting that was held on the 8th day of February, 2024 at 5:30 p.m.

ATTEST: _____

Malinda Allison
Lake Ralph Hall Zoning Commission Secretary