

Lake Ralph Hall Zoning Commission
Minutes of Meeting of October 17, 2024

The Regular Meeting, held at the Ladonia City Hall, was called to order by Chairman Newt Cunningham at 5:30 p.m. Present were Chairman Newt Cunningham and Commissioners Jerry Magness, Jaylen Wallace and Greg Morris. A quorum was present.

2. Public Comment. No one spoke in public comment.

3. Discussion, consideration and action to approve minutes from September 12, 2024 Regular Meeting. The minutes were approved with one correction upon motion by Coms. Wallace and second by Coms. Magness. Motion passed unanimously.

4. 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 Regulations.

Chairman Cunningham asked how much development is currently proposed, and if none then the issue can be tabled pending more studies. Chairman Cunningham said that under the current regulations the requirement for package sewer treatment plants will lead to denser developments with smaller lots sizes than if individual septic systems were allowed. Chairman Cunningham does not have enough information on the impact on water quality. Mr. Wallace asked what a reasonable timeframe for a decision would be. Chairman Cunningham asked Mr. Janeway to have a representative from Jacobs Engineering be available for questions. Di Hopkins, Director of Environmental Services, will work with Mr. Janeway to select a date for the next meeting.

5. Discussion and possible action regarding Lake Ralph Hall Zoning members.

Chairman Cunningham said that the current Mayor of Ladonia informed him that the Ladonia City Council understood that it could recommend the member for one place on the Zoning Board, replacing Mr. Morris. Chairman Cunningham said that new members would be appointed by Commissioners Court in January and that Mr. Morris will stay on the Board until January, when his term ends. Mr. Magness will be stepping down, to be replaced by the new Precinct Three commissioner. Chairman Cunningham said that the work of Mr. Morris was appreciated and that he would consider if there is a spot for him on the Board going forward. A petition was received supporting Mr. Morris. Russell

Duckworth, who was recommended for the Zoning Board by the Ladonia City Council, introduced himself. Jason Egan asked questions about the process and Ms. Hopkins read from the Comprehensive Plan. Chairman Cunningham will review the applicable regulations and state statute.

6. Discussion, consideration and action to set the next Lake Ralph Hall Zoning Commission hearings and/or meetings for November 14, 2024 at 5:30;

Di Hopkins, Director of Environmental Services, will work with Mr. Janeway to select a date for the next meeting.

7. Adjourn Public Meeting.

A motion to adjourn the meeting was made by Mr. Magness, seconded by Mr. Morris. Adjourned at 6:10 pm.

The above and foregoing represents true and correct minutes of the Lake Ralph Hall Zoning Commission meeting that was held on the 17th day of October 2025 at 5:30 p.m.

ATTEST:

Malinda Allison, Secretary