



## SALINE COUNTY PLANNING BOARD

**MINUTES: APRIL 14, 2016**

**Meeting Called to Order at 5:25 p.m.**

**Roll Call:**

Present: Layne Penfield  
Kevin Barham                      Justin McCauley  
Randy Ives                              Matt Nalley  
Sherry Spann                          Eric Krebs

**Presentation of Minutes:** March 10, 2016; Justin made a motion to pass, Eric made a second, and passed by all.

**New Business:**

- **Ferndale Estates Replat:** Johnathan Hope will be presenting. Simply splitting the lot into 2 lots, has Health Department approval. Matt had a couple questions concerning the lot lines and the interior easement, the Rules and Regulations state that side lot lines should have a 10' easement for drainage and utility. Randy made a motion to approve contingent upon the interior lot lines being 10', Matt made a second, approved by all.
- **Pebble Lake Estates Lake Sail-Em Annex #4 Bill of Assurance Amendment:** Mr. Bennett is not present. Briefly explained to the Board that Clay has looked over the Bill of Assurance, the plat of the subdivision, and made sure that they had all of their signatures. Motion to approve by Justin, Sherry made a second, approved by all.
- **Sandy Springs, Minor Preliminary:** Mr. Layton Sparks is here to present the plat. They are wanting to subdivide the property and the Bill of Assurance allows for modular homes or traditional built homes on the properties. The Board asked if they had received Health Department approval and the lots had perked, but they have not received that approval yet it is in the process. Matt stated that he would like to see on lots 1, 2,3,7,8 how the systems would be placed in reference to the overall footage of the lots and how the setbacks will affect that as well. There was discussion on the system he would use, but Mr. Sparks stated that these lots would all perk on their own. There is a creek that runs almost year round throughout lots 15, 14, 13, 12, 11, and 4 and has cause for concern as far as when the property is sold and if someone were to back up the creek and cause hardship on the other property owners. Typically it would be asked that there be a 10 foot easement running parallel to the creek to ensure this issue does not happen. The Board set a precedent with Coyote Creek that had a similar issue and Matt wants the Board to stay consistent with that decision; this will entail a little more research on the Board and the surveyor Kerry Lane's part. There a sight distance issue pulling from Lee Lane onto Sardis; they have given a 60 foot ROW for Lee Lane and 80 foot for North Sardis Road. Layne then returned the discussion back to the creek drainage issue and asked Matt what he would like to see from Mr. Sparks. He wants more research done on the Board's part in reference to Coyote Creek and that if the permanent drainage shows up on the topography then we need to ensure that it stays there. Mr. Sparks asked if a property owner wanted to build a pond they still could? Matt stated that at that point they would have to come back to the Board to change the easement, the whole intention is to ensure the pond would not create a hardship on neighbors. Matt is going to get with the surveyor, Kerry Lane about the creek and further research this issue with him and assist in finding solutions. At this time the Board had no further questions for Mr. Sparks and the

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Chairman asked the audience to determine a few people who would like to speak on behalf of the neighbors present, come to the podium and state their names and addresses before asking their questions. Mr. Frank Owens (10018 Lee Lane) and Mr. Bill Dabbs approached the podium and both expressed their concern for the modular homes being allowed to be built on the land when most of the homes surrounding the property are traditionally built home and that whenever modular homes are moved in they are often times left abandoned and never remove the old once a new one is put in. Mr. Owens also does not like how the Bill of Assurance is written and believes there could never be any action. The Chairman then brought to the audience's attention that the Board does not have the zoning authority to tell Mr. Sparks that he cannot but the modular homes on the lots, that this Board is designed to oversee new developments and road and ensure those developments are following the rules as far as building and construction of new roads. Mr. Alan Bianchi (Pineview Drive) approached the podium and expressed his concern for crime rates around modular home areas and if there are any restrictions as to what kind of modular homes they can put on these lots. Mr. Sparks responded that there are certain requirements for what types of modular homes they can put on the lots in the Bill of Assurance. Mr. Robert Black (10411 Pineview Drive) wants to make sure their voices are heard and they do not want the modular homes on those lots and turn the place trashy and that Mr. Sparks cannot force any of the lot owners to comply if they do not abide by the Bill of Assurance. Mrs. Lois Hall (17444 Oakforest Cove) the Oak Forest subdivision backs up to some of the lots and prohibits modular homes in their Bill of Assurance; also that homes in Oak Forest have to be 1,400 sq. ft. and the modular homes in Sandy Springs would have to at least be 1,000 sq. ft. and this would drastically lower the neighbors property value. Mr. Bill Brown (17420 Oak Forest Drive), modular homes are the primary concern and that those should be limited highly out there. Lots 7, 8, 9, 10 there is a creek that goes through there that runs to a pond and the pond is in close distance to a pond. He would also like Mr. Sparks to restrict those lots to traditionally built houses. Heath Nelson (10626 Pine View Drive) is a police officer and one of the reasons he moved to the area from Little Rock is to get away from all of that and since the Board itself cannot stop the modular homes from being put on these lots is there any other recourse. The Board suggested that he talk with the developer and try to come to a conclusion together; other than that there is no other way to keep him from this is if there was some violation that had occurred. Also, they could discuss ways to make the Bill of Assurance more restrictive and consider enacting a POA. Mr. Sparks proceeded to address the audience and inform them that the land was for sale if any of them would like to purchase it, he would take phone numbers if anyone would like to discuss the purchase of the land, the main purpose of buying that land was to profit from the land and they have put restrictions on the property to try to ensure it is a nice subdivision. He feels like the restrictions are restrictive enough to ensure that if modular homes are put on the lots they have to be up kept nicely and he will not be changing any of the restrictions other than what the Board designates. At this time the Chairman told the audience members and the developer they would need to continue this discussion at another time and designated place if they needed to, this meeting is concerning the plat and unless there were any further questions concerning the plat the Board will finish it's meeting. Mrs. Francis Red (17456 Oak Forest Drive) asking about the perking of lots 7-10 and did not understand how those lots could perk, but they have not had official notice from the Health Department yet that the lots all perked, the Health Department has indicated they will perk, but there is nothing official from the Health Department as of this meeting date. Matt inquired who the DR for Mr. Sparks project was and that is Howard Whitney. At this time, Sherry wanted the audience to know that this was a good showing of their community pulling together and that she hopes the neighbors can work together with the developer to come to an agreement. A gentleman from the audience had heard there was a liquor



store development coming to the corner of Pineview Drive and Sardis, but there have been no inquiries to the Planning Board about that. Motion to approve contingent upon having Health Department approval on perk tests and adding creek easements if it is warranted after more research made by Matt, second by Eric, approved by all.

**Old Business:**

**Open Discussion:**

**Motion to adjourn made by Justin McCauley and second by Randy Ives, meeting adjourned 6:23 pm.**

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