



**SALINE COUNTY PLANNING BOARD
MINUTES JUNE 14, 2018**

**Meeting Called to Order at the SALINE COUNTY COURTHOUSE, COURTROOM #1
AT 5:30 P.M.**

ROLL CALL:

Layne Penfield, Chairman
Matt Nalley Justin McCauley
Kevin Barham Sherry Spann

NON-VOTING:

- Audrey Villegas, HR Specialist
- JR Walters-Quorum Court
- Renee Richards-Addressing Coordinator
- John Wofford-Engineer

PRESENTATION OF MINUTES: May 10, 2018; Motion to approve by Justin, second by Sherry and approved by all

NEW BUSINESS

- **Brody Crossing, Primary Preliminary** **-Vernon Williams**
Vernon Williams is here to present the plat. This development will be off of an existing county road and trying to work with the land that is out there. Layne asked how they will be accessing Tract D on the southwest side of the development, Vernon stated that lot 17 will become part of Tract D and be POA property. The intent of the POA property at Tract D is that the interstate is on the other side of that lot and he is trying to provide a buffer with the trees on that tract for the subdivision. John has been working with Vernon on this development leading up to the meeting and the one turn around at lot 8 and 29 is acceptable to the County since this is already an existing county road. Matt asked what the purpose of Tract A was with regard to the panhandle; the panhandle was going to provide access (the back of the lots backing up to the tract is Clift Creek). Initially, Vernon was thinking of doing two lots which was the intent behind the two accesses, but the current buyer is considering buying the whole Tract and if that does happen the access between lots 5 and 6 will go away and there will be one access between lots 8 and 7. That is needed because they will have to have a bridge to cross the creek, it is 50 foot wide easement. Vernon is thinking upon final plat Tract A will not be covered by the Bill of Assurance and will probably treat Tract A as an outparcel on final plat and not included in deed. 115 is not included in the development, it is only shown to give reason to why Tract C is on the plat. Sterling (001-12259-000) and Hugh Smith (001-12259-002) they are neighboring property owners that have concerns about the sewage for the development. There is a well and a pond downhill from where Mr. Williams is wanting to put the septic for the development and on the other side it is downhill to a creek; they would like to know if the system fails who is going to pay and



clean up the failing and what would happen to the property value. Would like to know if Vernon will put in a system that if it does fail that it will go into the creek that is already getting waste in it. Matt asked where the community septic would be going, one septic system for the subdivision on Tract D and Tract F on the other side of the water tank. Vernon plans to put the septic on the other side of the tank and using the land on Tract D as his alternate site. Vernon does not want to put a waste water plant with surface discharge in this development. Layne asked how the POA will be maintained; Vernon stated the POA exists for essentially three (3) reasons, operate and maintain the community septic, own the tracts of land for the septic and maintain those tracts. They will be utilizing a pump septic system with two pumps that have a life span of 9-10 years; homeowners will have a system that will pump up to the community septic system on each side of the road. Lots 18 and 19 will perc for individual septic so they will likely not be included in the community septic system. Vernon feels he has a good plan in place on how the POA will be financially viable; he has a verbal agreement (will be finalized in writing) with Southwest Water and they will collect sewer bill and if someone does not pay POA dues then water will be shut off. Vernon has a system in place that those who will have to utilize the community septic, there will be a sticker where they can see and if it breaks down there is a number they can call and one of the two companies will come out and fix it. Matt asked for confirmation that there is no surface discharge and that all will be going into a leach field and Vernon confirmed. Mr. Smith asked if Matt had a septic tank sewer line system and that we all know in years it is going to have to be fixed, where is he going to move it to in order to fix it. Matt clarified that what the Health Department requires is that there be an alternate site, so that if the primary site does fail there is an alternate site to reinstall a new system on to that site. Vernon stated that one of the positive aspects of this pump system is that if city sewer every gets close enough they can connect to that. Mr. Smith's next question was when this development happens, what happens if the POA files bankruptcy. Vernon stated that in his experience with POA issues most of the issues arise when there is no recourse to get unpaid POA dues other than to take the offender to court. With Southwest water collecting the sewer bill he has a way to ensure the homeowners either pay the POA dues or their water is shut off the following month to ensure consistent payment of dues. Vernon stated if something were to happen with Southwest and that was no longer an option he has a plan in place to go out and establish a Special Improvement District so he can collect the monies through taxes and make sure the POA stays funded. Hugh states there is a spring on Sterling's property somewhere underground that feeds his pond, if this system goes in and everything is downhill he is concerned it will all be contaminated by the system if it fails. Matt asked Vernon what his depth on the leach field would be and it is around 2-2 ½ feet, if there is an underground spring that is that close to the leach field they will become aware of that during installation and should prevent that during installation. Hugh asked who would be responsible if runoff ends up on his property and Vernon stated he would assume the POA would be responsible. Matt stated if Vernon has a plan, he has done his due diligence in setting up the POA. Vernon stated to get the plans approved by the Health Department is about a six (6) month process and everything has to be approved through the Health Department before the final can be approved and



sell lots. No further questions from the Board. Vernon made it clear to Hugh that Southwest water is not funding any part of this developments, they are simply collecting the POA dues and get them to the POA. No further questions or comments from the audience. Matt made a motion to approve with the following comments to be changed for final plat approval; Tract D and Lot 17 are going together to be POA property and alternate site for septic, Lot 115 is not a part of the development, Tract A will be out parcel if the selling of that lot continues, second by Sherry and approved by all.

- **Glenn's Crossing, Replat Lot 13 and 14**

-Jennifer Cary

Jennifer Cary, owns lot 13 and is here to present plat and answer questions. Bought five (5) acres behind them and split that land with the neighbor on 14R. They are adding property to the subdivision and Matt wants to make sure the property is metes and bounds and not affecting any platted lots in another phase. Matt spoke with Mark Redder and he informed Matt that the land was not part of the subdivision. Matt stated that the way the legal is worded as it should be for the lots and metes and bounds. Motion to approve by Justin, second by Matt and approved by all.

- **Grogan Place, Minor Final**

-Paul Roberts

Paul Roberts is here to present the plat, he brought an updated Bill of Assurance with an updated legal description on it. He has letter from Health Department for septic approval and has given fifteen (15) foot off of East and North Sardis. Layne asked if there were any comments from the public. Mr. Gary Alexander (10914 East Sardis Road), he was concerned about the property being sold and the lot line between his property being distinguished. Mr. Alexander states there is a right of way between the two properties, his measurement being sixteen (16) foot and it is on his warranty deed. Mr. Alexander has asked Mr. Roberts to be eight (8) foot off of Mr. Alexander's pins. Mr. Roberts states he is giving up about five (5) foot of land, the property line on the plat is in the middle of the right of way and they are in agreement with the layout. Matt has a concern about the fence encroachment that is about eight (8) feet on lot 4 and is not shown; Mr. Roberts and Mr. Alexander are in formal agreement about where the lot line is. John told Mr. Roberts to take the contour lines off of the final to be filed. Motion to approve by Matt, second by Kevin and approved by all.

OLD BUSINESS

OPEN DISCUSSION

MEETING ADJOURNMENT

- Sherry made a motion to adjourn, second by Justin and approved by all. Adjourn 6:30 pm.