

# Lincoln County Planning Commission Meeting

## March 10th, 2008 - 5:30 p.m.

The Lincoln County Planning Commission met in regular session on Monday, March 10th, 2008 at 5:30 pm in the Conference Room of the Planning and Zoning Department building. Those present were Coleman Kennedy, Vice-Chairman, District Three; Commissioner Barney Aycock III, District Two; Commissioner Bill Parker, District One; Commissioner Jim Mattison, At Large by the Chairman; Britt Hammond, County Attorney; Meg Burg, Planning and Zoning Director and Denise Cunningham, Planner.

1.

### Call Meeting to Order

Vice-chairman Kennedy called the meeting to order.

2.

### Invocation

Chaplain Aycock opened the meeting with prayer.

3.

### Pledge of Allegiance to the Flag

Vice-chairman Kennedy led in the Pledge of Allegiance to the Flag.

4.

### Declaration of a Quorum

Quorum was confirmed by Vice-chairman Kennedy.

5.

### Approval of Minutes

On motion by Commissioner Parker and seconded by Commissioner Mattison, the board voted unanimously to approve the minutes from the previous meeting.

6.

### Rezoning Request

Applicant: The Retreat at Lake Thurmond, LLC

(owner: Dean Antonokis, Tommy Lee, Clay Antonokis)

Expansion of 50 acres for "The Retreat at Lake Thurmond, LLC"

Vice-Chairman Kennedy opened the meeting with a rezoning extension request for A-1 (agricultural) to PUD (Planned Unit Development) to expand a 50 acre tract known as the LeHockey Estate (Tax Map 45/Parcel 48) that adjoins the existing property of "The

**Retreat at Lake Thurmond, LLC Subdivision” zoned as PUD. This property will be the entrance to the entire subdivision which will be off of Ann Scott Lane.**

**(Note: The original plan had the entrance of this subdivision off of the McCormick HWY (GA HWY 378). The developers will make all improvements to Ann Scott Lane as required by the Lincoln County Land Development Code. Commissioner Aycock made the recommendation contingent upon the following condition being approved by the Lincoln County Board of Commissioners:**

**The Lincoln County Planning Commission hereby approves this P.U.D. Rezoning Request A-1 to a P.U.D. District, (Reference: Lincoln County Code Section 34-491(13).**

**Planned unit development district (PUD). The intent of this section is to permit greater flexibility and consequently more creative and imaginative design for the development of Residential, commercial and industrial areas than is generally possible under conventional zoning regulations. It is further intended to promote more economical and efficient use of the land while providing a harmonious variety of housing choices, a high level of amenities and preservations of natural qualities of open spaces. Within the planned unit development a variety of housing types and land uses may be permitted in an orderly relationship to one another and to existing land uses, as well as with due regard to comprehensive planning within the county. It is intended that this district be permitted only in areas where public water, sewer and other urban services are available.**

**Conditional Approval:**

- 1. Subject to the final approval of the signed written infrastructure agreement with sewage and water between the City of Lincoln and Lincoln County BOC.**
- 2. All required improvements to the county access road into the subdivision (Ann Scott Lane) shall be developed to present county standard (which will include the developer purchasing all required right of ways).**
- 3. Preliminary plat must be approved within one year or said property may revert back to original zoning.**

**Commissioner Parker seconded the motion and the board voted unanimously to approve the rezoning from A-1 to PUD for the 50 acre expansion of “The Retreat at Lake Thurmond.”**

8.

**Preliminary & Final Plat Determination**

**Applicant: Tom McWhorter (owner)**

**William T. McWhorter, Jr. Subdivision**

**GA HWY 220, East**

Vice-chairman Kennedy moved to the next item on the agenda for preliminary plat approval for a proposed subdivision of approx. 154.25 acres (known as Tax Map 53/060) consisting of 6 lots located on GA HWY 220, East owned by William T. McWhorter, Jr. Mr. McWhorter was present for any questions from the committee. Mr. McWhorter stated that he had sold three lots and needed to split the remainder into 3 more lots.

*(Note: Major Subdivision (5 or more lots) All required improvements established in section 34-202)*

Vice-chairman Kennedy asked if the lots had been tested for future septic tank installation. Mr. McWhorter stated that he had on file with the Planning and Zoning department the required soil testing stating that these lots will perk for septic systems. There are no homes on the previously sold lots. After a brief discussion, Vice-chairman Kennedy asked for a motion from the board.

Commissioner Parker motioned for approval contingent upon the following items being approved by the Lincoln County Board of Commissioners:

- 1) Lincoln County Health Department Approval
- 2) DOT Approval of driveway cuts
- 3) Waiver by the Lincoln County BOC of county water connection as stated in Section 34-202 (2)

Commissioner Aycock seconded the motion and the board voted unanimously to approve the preliminary and final plat for a major subdivision known as the William T. McWhorter, Jr. Subdivision.

9.

**Zoning Map Amendment Application**

**Applicant: Meg Burg (Director of Planning and Zoning)**

**Request to designate Elijah Clark Lane as an Entrance Corridor**

**Director Burg asked for the boards' approval of the rezoning of Elijah Clark Lane to an *Entrance Lake Corridor*.**

**Section 34-491 (15) Entrance/Lake Corridor overlay district (ELCO). The intent of this district is to protect and preserve the aesthetic character of major entrances into the county and along entrances to lakeshore areas and to reduce conflict between new construction and existing development and view sheds. The corridors measure 450 feet to both sides from the centerline of a designated highway or street.**

**Commissioner Parker motioned for approval and was seconded by Commissioner Mattison.**

10.

**PLANNING AND ZONING**

**DEPARTMENTAL UPDATE AND DISCUSSION**

**The commission members then entered into executive session to discuss various zoning issues.**

11.

**ADJOURN**

**On motion by Commissioner Aycock, seconded by Commissioner Mattison, the board voted unanimously to adjourn.**

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**Coleman Kennedy, Vice - Chairman**

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**Denise Cunningham, Planner**