

Lake Ralph Hall Zoning Commission
Minutes of Public Hearings and Public Meeting of June 8, 2023

The first Public Hearing, held at the Ladonia City Hall, was called to order by Chairman Newt Cunningham at 5:24 pm. This Public Hearing was to hear comments regarding change in zoning of all unzoned Lake Ralph Hall shoreline properties from unzoned to A&R, Agriculture and Ranching District. Present were Chairman Newt Cunningham, Jerry Magness, John Ed Shinpaugh, Jaylen Wallace and Greg Morris. A quorum was present.

Di Hopkins, County Director of Development Services, explained the proposal and said that the previous zoning was passed with the understanding that zoning of the unzoned properties would be delayed. Chairman Cunningham stated that these are primarily properties owned by the Upper Trinity Water Regional Water District {"the District"}. He said that the District had wanted the properties zoned Lake Operations and that the Commission wanted more detail.

Doug Janeway of the Upper Trinity Regional Water District ("District") spoke on the proposed change in zoning for the unzoned properties to A&R, Agricultural and Ranching District. He said that the District is opposed to this change and that it is not in compliance with the Comprehensive Plan and is premature because the Shoreline Management Plan has not been completed. The District is concerned that the public might be misled by the zoning change. He said that the Comprehensive Plan shows areas of public access. He distributed 3 figures (attached to these minutes) which proposed two zoning categories for the District-owned properties – Lake Buffer Zone and Lake Operations Area. He said that there will be no building in the Lake Buffer Zone and that it will be controlled by the Shoreline Management Plan. He said that the Shoreline Management Plan is still being developed, and asked that zoning for the unzoned areas be postponed until the Shoreline Management Plan is adopted or as per the zoning in the handouts he distributed.

Michael Teeling spoke and said he had been to all the meetings and that he thought the Comprehensive Plan should serve as a guideline and is a living, changing document, and that A&R was appropriate as preliminary zoning.

Jo Dahlin said that it was still not clear where the shoreline is located, and that it should be zoned now as A&R.

Commissioner Magness made a motion to adjourn the Public Hearing at 5:55 pm. Second by Commissioner Shinpaugh. Motion passed unanimously.

The second Public Hearing was called to order by Chairman Newt Cunningham at 5:55 pm. This Public Hearing was to hear comments regarding text amendment changes in the Lake Ralph

Hall Zoning Regulations: specific use permitting, property owner liability, resubmittals of zoning applications, minimum setbacks and OSSF requirements.

Di Hopkins explained the proposed amendments.

Doug Janeway spoke on the three proposals. The District does not have any objections regarding the first item relating to setbacks and the other items, except for the OSSF requirements. The OSSF requirements are very important to the District. Mr. Janeway discussed a number of documents which relate to water quality. He ended by saying that the District is in favor of keeping the existing regulation relating to OSSF.

With no further comments, Commissioner Magness made a motion to adjourn the public hearing, second by Commissioner Shinpaugh. Motion passed unanimously and the public hearing was adjourned at 6:30 pm.

Chairman Cunningham then called the **Public Meeting** to order, noting that a quorum existed.

Item 2. He asked for public comments.

- a. Larry T. Fanning spoke about the effect on water quality of oil, gasoline, etc. and he recommended no resorts be allowed and that lot sizes for homes be restricted to 20 acres.
- b. One commenter is opposed to 1½ acre lots. She prefers three acre lots.
- c. Larry Patterson, Executive Director of the District, spoke about the history of the project. He committed to improving communications with the County. The contract has been awarded for the Shoreline Management Plan. The Board of the District recently passed a resolution confirming support for development around the Lake and boat docks, subject to state and federal permits.
- d. Rhonda Lippon. She is the rural mail delivery person. She is asked many times for information about the Lake, including if folks will have to buy a new septic system. She asked that more information be provided.
- e. Bobby Clanton. He asked about the lake buffer zone. Does it extend to his property?

Item 3. The minutes of the May 11, 2023 were approved. Motion by Commissioner Magness, second by Commissioner Wallace. Motion passed unanimously.

Item 4. Chairman Cunningham discussed the item to rezone the unzoned properties to A&R. What is wrong with the District coming to the Zoning Board for permission? The contract is very general. He noted that the Comprehensive Plan can be changed. He wants disclosure and

cooperation. The Commission struggled with the consultant over the vision statements in the Comprehensive Plan. He does not have a problem with delaying the change for a short period of time. He wants to ensure that the District does not begin things that will be grandfathered in and that private boat docks will be allowed. He is concerned that the consultant finalized the zoning regulations prematurely.

Commissioner Morris said that the District should be held to the same standards as the public. Also, he is concerned about the statements on the Shoreline Management Plan. Commissioner Wallace said that the District came forward with additional information this evening, and that he thought that a compromise could be reached for the unzoned properties if more information could be provided. He wants to work with the District. Commissioner Magness wants to look for common ground. Commissioner Shinpaugh appreciates the comments of the District and the presence of Mr. Patterson. He would have no problem going with A&R, but he thinks there is room for compromise and negotiation. Chairman Cunningham would like a plan that doesn't have to be revised frequently. He would like a commitment to not grandfather projects and agree to allow boat docks.

Mr. Patterson wants to work with the County. He wants the proposal to be tabled. The District will engage additional support if necessary. Mr. Patterson said that "there will be private docks on this lake," but he does not yet know how many. He said there will be both private and public access to the lake. Chairman Cunningham said that the County wants to have an active role in the Shoreline Management Plan and have one of the County's people involved with it. Mr. Patterson said the County will be involved and that that the County will be pleased with the Shoreline Management Plan. Commissioner Shinpaugh would like more information about the timelines. Mr. Patterson said this information is already available online.

Jo Dahlin asked if there was an agreement for no projects for the next few months. Mr. Patterson said that no new projects would be started through August. Motion to table Item 4 until the August meeting by Commissioner Shinpaugh. Second by Commissioner Wallace. Motion passed unanimously.

Item 5 – Dimensional Regulations. Commissioner Magness made a motion to adopt the changes recommended by Ms. Hopkins. Second by Commissioner Morris. Motion passed unanimously.

Item 6 – Text Amendments. Commissioner Wallace made a motion to adopt the changes recommended by Ms. Hopkins. Second by Commissioner Shinpaugh. Motion passed unanimously.

Item 7 – On-Site Sewage Facilities. Chairman Cunningham asked for a motion to table this item because further information is needed. Commissioner Magness made a motion to table the item. Second by Commissioner Shinpaugh. Mr. Patterson remarked that the District has engaged a consultant to study a master plan for water and wastewater around the entire lake area. There have already been a series of meetings with the water supply corporations. The District has replaced some water lines and upgraded them, interconnecting Dial and McCraw's Chapel. The

District also has a commitment with Ladonia to provide water locally. Motion to table for two months passed unanimously.

Item 8 – Commissioner Wallace made a motion to set the next meeting for July 13. Second by Commissioner Shinpaugh. Motion passed unanimously.

Item 9. Public Meeting was adjourned.

The above and foregoing represents true and correct minutes of the Lake Ralph Hall Zoning Commission hearings and meetings that were held on the 8th day of June, 2023 at 5:30 p.m.

ATTEST:

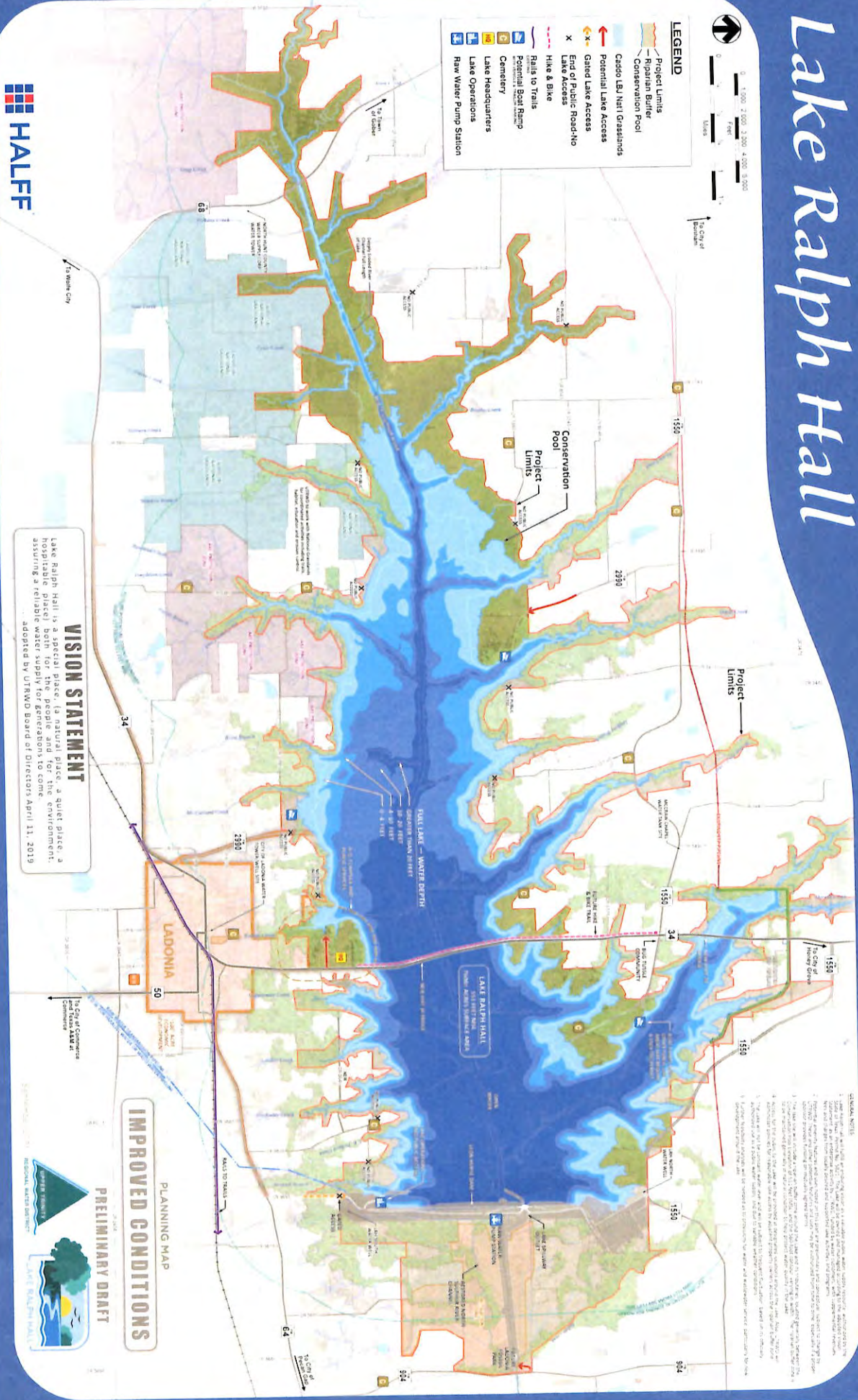
Malinda Allison
LRH Zoning Commission Secretary

Lake Ralph Hall



LEGEND

- Project Limits
- Riparian Buffer
- Conservation Pool
- Ceded LBU Wet Grasslands
- Potential Lake Access
- Gated Lake Access
- End of Public Road/No Lake Access
- Hike & Bike
- Rails to Trails
- Potential Boat Ramp
- Cemetery
- Lake Headquarters
- Lake Operations
- Raw Water Pump Station



VISION STATEMENT
 Lake Ralph Hall is a special place, a natural place, a quiet place, a hospitable place! both for the people and for the environment, assuring a reliable water supply for generations to come.
 ...adopted by UTRWD Board of Directors April 11, 2019

IMPROVED CONDITIONS
 PLANNING MAP
 PRELIMINARY DRAFT



- EXPLANATION NOTES:**
1. Lake Ralph Hall is a special place, a natural place, a quiet place, a hospitable place! both for the people and for the environment, assuring a reliable water supply for generations to come.
 2. The map shows the project limits and the riparian buffer areas. The project limits are shown in red dashed lines and the riparian buffers are shown in green hatched areas.
 3. The map also shows the conservation pools and the ceded LBU wet grasslands. The conservation pools are shown in blue hatched areas and the ceded LBU wet grasslands are shown in light blue areas.
 4. The map shows the potential lake access points and the gated lake access points. The potential lake access points are shown in red arrows and the gated lake access points are shown in orange arrows.
 5. The map shows the end of public road/no lake access points, hike and bike trails, rails to trails, potential boat ramps, cemeteries, lake headquarters, lake operations, and raw water pump stations.
 6. The map shows the surrounding areas and the project location. The surrounding areas are shown in various colors and the project location is shown in the center of the map.
 7. The map shows the scale and the north arrow. The scale is 1 inch = 200 feet and the north arrow is pointing up.
 8. The map shows the legend and the vision statement. The legend is located in the top right corner and the vision statement is located in the bottom left corner.
 9. The map shows the HALFF logo and the project title. The HALFF logo is located in the bottom left corner and the project title is located at the top of the map.