

9/17/2004

Information on Planning & Zoning meeting of 9/14/04 concerning the re zone request :!TomAXIS Investment Co., LLC.

REF. Discussion on Article 4- Section 4-1. 4-R. R-3 Multi-Family Residential District. Minimum lot size 30,000 feet. and Section 5-2 , Development Standards Schedule R-3 Minimum lot size Multi Family Dwelling 10,000 square feet.

November 15,2001, Council members reviewed the ordinances and made several changes, which were adopted March, 2002. I reviewed the tapes of this meeting where the council and Attorney Hall discussed the lot sizes on page 16. They set the minimum lot size on R-3 at 30,000. The Standards Schedule was not discussed and when the Ordinance was re-typed at the attorney's office, they failed to change (old) 10,000 sq ft to (new) 30,000 sq ft.

On September 16, 2004, Council and Attorney Hall had a discussion on the discrepancy. Attorney Hall advised we amend the Standards Schedule. Councilman Rich made a motion to amend section 5-2 and correct the minimum lot size for R-3 from 10,000 square ft. to read 30,000 sq ft. Motion seconded by Councilman Newman and passed with all ayes.

Bulloch County Health Department requires one half acre (21,780 sq ft.) per lot of usable soil to allow enough room for a primary system and a back-up system. They also require a level 3 study.

Belle Gay