AGENDA
Camden County Planning Commission
Wednesday, January 31, 2024 6:00 PM

A) INVOCATION & PLEDGE:

B) ROLL CALL:

C) ELECT A CHAIRMAN AND VICE:

D) ADDITION AND/OR DELETIONS TO THE AGENDA:

E) ADOPTION OF AGENDA:

F) APPROVAL OF MINUTES: October 25, 2023

G) NEW BUSINESS:

Building Inspector: Ernest Kemp

1. Zoning Variance – ZV2023-14 – Request to allow front yard setback variance on proposed tract #1, request to allow front, side and rear setback variance on proposed tract #2 and request to allow front, side and rear setback variance on proposed tract #3 in a Commercial General (C-G) zoning located in District 1 at 5685 US Hwy 17, Kingsland. Tax Map 081 010. Peeples Living Trust-Craig Peeples, owner & applicant.

2. Zoning Variance – ZV2023-15 – Request to allow a minor subdivision on unpaved road frontage. Parcel is located in District 1 on Aberdeen Rd, Waverly. Tax Map 024 012, Brenda & Dennis Perry, owners, Brenda Perry, applicant.


“Award-Winning Government”
Director of Planning & Development: Joey Yacobacci

4. **Rezoning - RZ2023-18** – Request to rezone 1.5 acres from Agricultural Forestry (A-F) to Commercial Neighborhood (C-N) and a **Future Land Use Amendment FLU2023-07** from “Residential” to “Commercial”. Property is located in District 2 on Laurel Island PKWY, Kingsland. Tax Map 106 038. Josselyn Homes, INC., owner & applicant.

5. **Rezoning – RZ2024-01** – Request to rezone 35.53 acres from Multi-Family Residential (R-2) zoning to Agricultural Forestry (A-F) and a **Future Land Use Amendment FLU2024-01** from “Residential” to “Rural”. Property is located in District 1 on US Hwy 17, Waverly. Tax Maps 097 007 & 097 008A. Daniel T. Sehl, owner & applicant.


H) OTHER BUSINESS:

I) ADJOURNMENT:
MINUTES
Camden County Planning Commission
Wednesday, October 25, 2023 6:00 PM

A) INVOCATION & PLEDGE: The meeting was called to order at 6:00 P.M., by Vice Chairman Rainer. Joey Yacobacci gave the invocation and led us in the Pledge of Allegiance.

B) ROLL CALL: Commissioner King, Vice Chairman Rainer, Chairman Cheek, Commissioner De Pew, Commissioner Williams, Planning Director Joey Yacobacci and Planning Coordinator Cindy Daniels. County Attorney John S. Myers was absent from the meeting.

C) ADDITION AND/OR DELETIONS TO THE AGENDA: Delete Item #1 under old business and Item #3 under new business.

D) ADOPTION OF AGENDA: Commissioner King made a motion, seconded by Commissioner Rainer to adopt the agenda.

The motion carried unanimously.

E) APPROVAL OF MINUTES: September 27, 2023

F) OLD BUSINESS


G) NEW BUSINESS

Planning Director – Joey Yacobacci


Chairman Cheek made a motion, seconded by Commissioner Williams to approve the request to assign 3.3 acres an Agricultural Residential (A-R) zoning. Along with this request a Future Land Use FLU2023-06 designation of “Rural Residential”. Property is located in District 5 on Joseph’s Ct, Kingsland. Tax Map 082 127. Anthony & Susan Lee Lawhorne, owners & applicant.

The motion carried unanimously.

3. Special Use approval – SU2023-08 – Request for Special Use approval to allow a second
dwelling on a parcel. The property is zoned Agriculture Residential (A-R) and is .94 acres. Tax map 083 042Q. Property is located in District 5 at 1283 Escott Rd., Kingsland. Albert & Georgia Murphy, owners, Albert Murphy, applicant.

4. **Special Use approval – SU2023-09** – Request for Special Use approval to hold Seasonal Outdoor Events in an Agricultural Forestry (A-F) and Agricultural Residential (A-R) zoning. These properties are 359 acres. Tax maps 074 020 and 074 020B. Property is located in District 1 at 2310 Horse Stamp Church Rd, Waverly. Jekyll Island Promenade Partners, LLC, owner and applicant.

Commissioner Williams made a motion, seconded by Commissioner King to approve the request for Special Use approval to hold Seasonal Outdoor Events in an Agricultural Forestry (A-F) and Agricultural Residential (A-R) zoning with conditions.

- Before the event can proceed, a license issued from the Department of Agriculture will be required.
- Public Works has granted approval, contingent upon the requirement that photographs are taken of the driveways both before and after the event. If any damage occurs during the event, the owner will be responsible for the costs associated with repairing any damage to Horse Stamp Church Rd and its right of way.
- Oversee and manage any and all trash along Horse Stamp Church Rd and its associated right of way.
- Parking will be prohibited along Horse Stamp Church Rd and its right of way for this event.

These properties are 359 acres. Tax maps 074 020 and 074 020B. Property is located in District 1 at 2310 Horse Stamp Church Rd, Waverly. Jekyll Island Promenade Partners, LLC, owner and applicant.

*The motion carried unanimously.*

5. **Zoning Variance – ZV2023-11** – Request to allow a side and rear yard setback variance in a Single-Family Residential (R-1) zoning. Property is located in District 3 at 53 Alexander Ct, St. Marys. Tax Map 132E 031. Aaron B. Mayes, owner and applicant.

6. Commissioner Rainer made a motion, seconded by Commissioner DePew to approve the request to allow a side and rear yard setback variance in a Single-Family Residential (R-1) zoning. Property is located in District 3 at 53 Alexander Ct, St. Marys. Tax Map 132E 031. Aaron B. Mayes, owner and applicant.

*The motion carried unanimously.*

**H) OTHER BUSINESS:** N/A

**I) ADJOURNMENT:** Commissioner Williams made a motion, seconded by Commissioner King to adjourn the meeting at 6:50 p.m.

*The motion Carried Unanimously.*

Verbatim minutes can be provided digitally upon request.
CAMDEN COUNTY PLANNING COMMISSION
AGENDA ITEM:

SUBJECT: Special Exception Variance ZV2023-14 - Request to allow a front yard setback variance on proposed tract #1, request to allow a front, side and rear setback variance on proposed track #2 and request to allow front, side and rear setback variances on proposed tract #3 in a Commercial General (C-G) zoning. This property is located in District 1 at 5685 US HWY 17, Kingsland. Tax Map 081 010. Peeples Living Trust-Craig Peeples, owner & applicant.

DATE: January 22, 2024

COMMISSION ACTION REQUESTED ON: January 31, 2024

PURPOSE: To request that the Planning Commission:

a. Approval of the request for a Special Exception Variance on proposed tract 1, 2 & 3.

Background:

1. The required setbacks for Commercial General are as follows: front 65’, side 10’ and rear 10’.
2. The applicant has submitted a proposed plat to subdivide parcel 081 010 into three parcels. (See attached)
3. This parcel is considered as non-conforming because the existing building does not currently comply with setback requirements.
4. The parcel will need to be brought into compliance, as the owner is sub-diving the parcel into three separate tracts.

Standards for special exception variance approval. Section 1303 of the UDC

A special exception variance may be granted by the Planning Commission upon a finding that relief, if granted:

(1) Would not cause substantial detriment to the public good; and
(2) Would comply with all fire safety, utility and environmental health code requirements; and
(3) Would not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity; and
(4) Would not diminish and impair property values within the surrounding neighborhood; and
(5) Would not impair the purpose and intent of this Development Code.

OPTIONS:

1. Recommend approval, approval with conditions or denial of the request
2. Table the variance for consideration at its next scheduled meeting
3. Allow withdrawal of the variance at the request of the appellant.

DEPARTMENT RECOMMENDED ACTION:

Planning staff recommends approval of ZV2023-14.
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(Note: Not to be used on legal documents)
CAMDEN COUNTY PLANNING COMMISSION
AGENDA ITEM:

SUBJECT: Zoning Variance ZV2023-15 – Variance request from requirements of the Unified Development Code, to allow a minor subdivision with unpaved road frontage. Parcel is located in District 1 on Aberdeen Rd, Waverly. Tax Map 024 012, Brenda & Dennis Perry, owner. Brenda Perry, applicant.

DATE: January 22, 2024
COMMISSION ACTION REQUESTED ON: January 31, 2024
PURPOSE:
To request that the Planning Commission:
   a. Consider a request to allow a subdivision on an unpaved road.

FACTS & ISSUES:

1. The proposal is to allow the creation of a minor subdivision on an unpaved road.
2. Applicant is subdividing the property for family use.
3. This parcel is 10 acres and zoned Agricultural Residential (A-R).
4. The Unified Development Code requires this type of minor plat to have frontage on a paved (public or private) street.
5. Sec. 501(b) (3)(a) “Each lot shall front on an existing paved public or existing paved private road”.

Standards for special exception variance approval. Section 1303 of the UDC
A special exception variance may be granted by the Planning Commission upon a finding that relief, if granted:
(1) Would not cause substantial detriment to the public good; and
(2) Would comply with all fire safety, utility and environmental health code requirements; and
(3) Would not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity; and
(4) Would not diminish and impair property values within the surrounding neighborhood; and
(5) Would not impair the purpose and intent of this Development Code.

OPTIONS:
1. Recommend approval, approval with conditions or denial of the request
2. Table the variance for consideration at its next scheduled meeting
3. Allow withdrawal of the variance at the request of the appellant.

DEPARTMENT RECOMMENDED ACTION:
Planning staff recommends approving ZV2023-15.

DEPARTMENT: IF APPLICABLE:
Prepared by: County Attorney Review:
Joey Yacobacci John S. Myers
CAMDEN COUNTY PLANNING COMMISSION
AGENDA ITEM:

SUBJECT: Special Exception Variance ZV2021-16- Request to reduce the minimum setbacks on all sides to 10’. The required front and rear yard setbacks for Agricultural Forestry (A-F) is 50’. The required side yard setback is 40’. This property is 0.41 acres and located at 365 Dover Bluff RD in Waverly, Ga. Tax Map 111C 017. Elite Homes of Wayne County, applicant. Rhonda Graham, Owner.

DATE: January 23, 2024

COMMISSION ACTION REQUESTED ON: January 31, 2024

PURPOSE:
To request that the Planning Commission:
 a. Approval of the request for a Special Exception Variance.

Background:
 1. Currently, this property is non-conforming so the applicant is asking for these setbacks so they may install a mobile home on this property.
 2. The house that was previously on this property has been demolished.

Standards for special exception variance approval. Section 1303 of the UDC
A special exception variance may be granted by the Planning Commission upon a finding that relief, if granted:
(1) Would not cause substantial detriment to the public good; and
(2) Would comply with all fire safety, utility and environmental health code requirements; and
(3) Would not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity; and
(4) Would not diminish and impair property values within the surrounding neighborhood; and
(5) Would not impair the purpose and intent of this Development Code.

OPTIONS:
1. Recommend approval, approval with conditions or denial of the request
2. Table the variance for consideration at its next scheduled meeting
3. Allow withdrawal of the variance at the request of the appellant.

DEPARTMENT RECOMMENDED ACTION:
Planning staff recommends approval of ZV2021-16.

DEPARTMENT: IF APPLICABLE:
Prepared by: County Attorney Review:
Joey Yacobacci John S. Myers
Director, Planning & Development Attorney
GENERAL NOTES:

SEWAGE DRAIN LINES WILL BE 160 LF INSTALLED ON 30 FOOT CENTERS WITH AT LEAST 576 SQ. FT. OF DRAINAGE ABSORPTION AREA.

DRAIN LINES SHALL BE EITHER E-2 FLOW, OR SEPT CHAMBER (ARCH) TYPE. SYSTEM INSTALLED 24 INCHES BELOW NATURAL SOIL AFTER THE FIRST 6 INCHES OF NATURAL GRADE (WITH VEGETATION)

SITE PLAN OF
PARCEL 111C 017
BEING 0.405 ACRE

Camden County, Georgia

ENVIRONMENTAL CERTIFICATION:

CERTIFY THIS ON-SITE SEWAGE MANAGEMENT SYSTEM MEETS THE MINIMUM DESIGN REQUIREMENTS ESTABLISHED BY THE DEPARTMENT OF PUBLIC HEALTH.

I HAVE MADE A SITE VISIT TO VERIFY THE SYSTEM CAN BE INSTALLED AS DESIGNED IN ACCORDANCE WITH THESE REGULATIONS.

I certify that in my opinion, the provisions in 05-54A Section 10-45-407(6) does not require approval of the plat by the planning commission.

Everett Tombrelin, the Land Surveyor whose name is affixed hereto does not guarantee that all documents which may affect this property are shown.

Surveyor:
RHONDA GRAHAM

Plat Record:
1/2' n-a & 9-20

Plat File:
R-21 X 91

Plat Records:
EVERTT TOMBERLIN LAND SURVEYING

Plat Record:
2/2-11-20

Surveyed Date:
12/4/2023

Surveyed By:
EVERETT TOMBERLIN LAND SURVEYING

Surveyed By:
PH. 912-892-2024 FAX 912-892-2033

Surveyor:
RHONDA GRAHAM

Surveyor:
RHONDA GRAHAM
SUBJECT: Zoning Map Amendment - RZ2023-18 – Request to rezone 1.5 acres from Agricultural Forestry (A-F) to Commercial Neighborhood (C-N) zoning with a Future Land Use Amendment FLU2023-07 from “Residential” to “Commercial”. Property is located in District 2 on Laurel Island Parkway Rd, Tax Map 106 038. Josselyn Homes, INC., owner & applicant.

DATE: January 22, 2024

COMMISSION ACTION REQUESTED ON: January 31, 2024

PURPOSE:
To request that the Planning Commission:
  a. Consider request to rezone 1.5 acre parcel from A-F to C-N.

Background:
  1. Parcel is located in District 2.
  2. The applicant is seeking a rezone to enable future commercial utilization of the parcel.
  3. The Future Land Use for this parcel is “Residential”.
  4. This parcel has a history of being used for a variety of commercial purposes in the past.

UDC Section 1213 (a) Standards for consideration of a proposed rezoning (map amendment):
In consideration of a rezoning, the planning commission and the county commission shall consider factors relevant in balancing the interest in promoting the public health, safety, or general welfare against the right of the individual to the unrestricted use of property the commissioners shall consider relevant factors and shall specifically consider the following objective criteria. Emphasis may be placed on those standards most applicable to the specific use proposed:

1) Is this request a logical extension of a zoning boundary that would improve the pattern of uses in the general area?
2) Is this request an illogical extension of a zone boundary that would intrude a damaging volume of commercial, industrial or high-density use to a stable neighborhood? Would the change be likely to lead to neighborhood deterioration, the spread of blight, and a request for additional zoning of a similar nature which would expand the problem?
3) Is this zoning change generally unrelated to either existing zoning or the pattern of development of the area?
4) Would granting this request extend to the applicant development rights denied to others similarly situated in the same area?
5) Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established neighborhoods, lead to congestion, noise and traffic hazards?
6) Is the proposed zoning in conformity with the community capital improvements staging, or could permitted uses overload existing public facilities, water, sewer, police and fire protection?
7) Could the uses allowed in this request disrupt existing neighborhood character?
8) Does this request conform or alter general expectations for population growth and distribution?
9) Will this request eliminate options for the acquisition by governments of future public facility sites, roads, open spaces, etc.?
10) Will this request require a major change in existing: a. Levels of public service? b. Municipal services? c. Fiscal stability?
11) Will this request place irreversible limitations on the area as it is or on future plans for it?
12) Does this request have the potential of achieving short term, to the disadvantage of long term, development goals?
13) Could this request have "domino effect" in that it becomes the opening wedge for further rapid growth, urbanization or other land use change beyond what is indicated in the proposal or existing plan?
14) Could the change in classification adversely affect market values and/or tax rates of nearby properties?
15) Is the proposed rezoning compatible with the goals, objectives, purpose and intent of the Comprehensive Plan?

OPTIONS:
1. Motion to approve.
2. Motion to approve with modifications.
3. Motion to deny the request.
4. Table this item.
5. Other action by the Board.

DEPARTMENT RECOMMENDED ACTION:
Planning staff recommends approval of RZ2023-18.

DEPARTMENT:      IF APPLICABLE:
Prepared by:      County Attorney Review:
Joey Yacobacci       John S. Myers
__________________________     _________________________
Director of Planning & Development  Attorney
Parcel ID: 106 038
Class Code: Commercial
Taxing District: 42 UNINCORPORATED SERVICE DIST
Acres: 1.5

Owner: JOSSELYN HOMES INC
POST OFFICE BOX 5797
ST MARYS, GA 31558

Physical Address: 5985 LAUREL ISLAND PKWY
Assessed Value: Value $143058

Last 2 Sales:
- Date: 1/27/2023, Net: $125000, Reason: NM, Qual: U
- Date: 11/15/2019, Net: $35000, Reason: NM, Qual: U

(Note: Not to be used on legal documents)
CAMDEN COUNTY PLANNING COMMISSION
AGENDA ITEM:

SUBJECT: Zoning Map Amendment - RZ2024-01 – Request to rezone two parcels that total 35.5 acres from Medium-density residential (R-2) to Agricultural Forestry (A-F) zoning with a Future Land Use Amendment FLU2024-01 from “Residential” to “Rural”. Property is located in District 1 on 28765 HWY 17, Waverly. Tax Map 097 008A & 097 007 Cumberland Land Surveyors, applicant, Daniel Sehl, Owner.

DATE: January 22, 2024

COMMISSION ACTION REQUESTED ON: January 31, 2024

PURPOSE:
To request that the Planning Commission:
 a. Consider request to rezone 35.5 acre parcel from R-2 to A-F.

Background:
1. Parcel is located in District 1.
2. The applicant has submitted a recombination plat for two parcels, which, when combined, result in a total of 35.5 acres. (See attached)
3. The applicant is requesting a rezoning to allow for a mini farm in the future.
4. The current Future Land Use for this parcel is “Residential”.

UDC Section 1213 (a) Standards for consideration of a proposed rezoning (map amendment):
In consideration of a rezoning, the planning commission and the county commission shall consider factors relevant in balancing the interest in promoting the public health, safety, or general welfare against the right of the individual to the unrestricted use of property the commissioners shall consider relevant factors and shall specifically consider the following objective criteria. Emphasis may be placed on those standards most applicable to the specific use proposed:

1) Is this request a logical extension of a zoning boundary that would improve the pattern of uses in the general area?
2) Is this request an illogical extension of a zone boundary that would intrude a damaging volume of commercial, industrial or high-density use to a stable neighborhood? Would the change be likely to lead to neighborhood deterioration, the spread of blight, and a request for additional zoning of a similar nature which would expand the problem?
3) Is this zoning change generally unrelated to either existing zoning or the pattern of development of the area?
4) Would granting this request extend to the applicant development rights denied to others similarly situated in the same area?
5) Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established neighborhoods, lead to congestion, noise and traffic hazards?
6) Is the proposed zoning in conformity with the community capital improvements staging, or could permitted uses overload existing public facilities, water, sewer, police and fire protection?
7) Could the uses allowed in this request disrupt existing neighborhood character?
8) Does this request conform or alter general expectations for population growth and distribution?
9) Will this request eliminate options for the acquisition by governments of future public facility sites, roads, open spaces, etc.?
10) Will this request require a major change in existing: a. Levels of public service? b. Municipal services? c. Fiscal stability?
11) Will this request place irreversible limitations on the area as it is or on future plans for it?
12) Does this request have the potential of achieving short term, to the disadvantage of long term, development goals?
13) Could this request have “domino effect” in that it becomes the opening wedge for further rapid growth, urbanization or other land use change beyond what is indicated in the proposal or existing plan?
14) Could the change in classification adversely affect market values and/or tax rates of nearby properties?
15) Is the proposed rezoning compatible with the goals, objectives, purpose and intent of the Comprehensive Plan?

OPTIONS:
1. Motion to approve.
2. Motion to approve with modifications.
3. Motion to deny the request.
4. Table this item.
5. Other action by the Board.

DEPARTMENT RECOMMENDED ACTION:
Planning staff recommends approval of RZ2024-01.

DEPARTMENT:            IF APPLICABLE:  
Prepared by:     County Attorney Review:  
Joey Yacobacci  
__________________________     _________________________
Director of Planning & Development  Attorney
SUBJECT: Consider proposed amendment to the Unified Development Code Section 1014(c)(3) & deleting section 1014(d)(1) Private water and private sewerage.

COMMISSION ACTION REQUESTED ON: January 31, 2024

PURPOSE:
To request that the Planning Commission:
   a) Consider approving the amendment of the Unified Development Code Sec. 104(c)(3) & deleting section 1014(d)(1) private water & private sewerage.

Background:
1. Staff has engaged in discussions with community members and business owners regarding the amendment to this ordinance.
2. By removing county requirements, this proposed amendment would allow the Health Department to fully oversee the connection of any development to a private system within a certain distance outlined in Health Department requirements.
3. Health Department requires a property to connect to sewer if it is available within 200'. There is no requirement for connection to public water if setbacks can be made.
4. Subdivisions and mobile home parks have to connect to sewer if it is within 500', and to public water if within 1,000'.

OPTIONS:
1. Motion to approve.
2. Motion to approve with modifications.
3. Motion to deny the request.
4. Table this item.
5. Other action by the Board.

DEPARTMENT RECOMMENDED ACTION:
Planning staff recommends approval of the amendment & deletion to the Unified Development Code.

DEPARTMENT: Joey Yacobacci
Prepared by: John S. Myers
Director of Planning & Development Attorney
Memo

To: Camden County Board of Commissioners
From: Joey Yacobacci, Director of Planning & Development
Date: 01/31/2024
Re: Amendment of UDC Sec.1014(c)(3) & deletion of sec. 1014(d)(1)

Staff has recently been tasked with reviewing the private water and sewage ordinance in the Unincorporated County.

Proposed amendment to Section 1014 (c)(3) & (d)(1):

(c) Private water and private sewerage.

(3) The owner of a private water system and/or a private sewer system (other than a community septic system) serving a particular development shall allow the connection by other uses or developments within 1,500 feet of such system if adequate treatment capacity is available, subject to determination of the fair cost to connect. Such fair cost to connect shall be determined by negotiation in good faith by both parties and shall not be unreasonably refused by either party. If an agreement cannot be achieved through negotiation in a reasonable time, the Board of Commissioners may direct suspension of the issuance of any further development or building permits for all parties involved pending resolution of the dispute through third-party mediation or binding arbitration.
When in the written opinion of the Camden County Health Department, private water system and/or private sewer system (excluding a community septic system) are available within acceptable access of the subdivision or development project, the developer shall provide services to each lot within the bounds of the subdivision or development project. The owner of a private water system and/or a private sewer system (other than a community septic system) serving a particular development may allow the connection by other uses or developments. If adequate treatment capacity is available, determination of the fair cost to connect shall be determined by negotiation in good faith by both parties and shall not be unreasonably refused by either party. If an agreement cannot be achieved through negotiation in an acceptable time, the Board of Commissioners may direct suspension of the issuance of any further development or building permits for all parties involved pending resolution of the dispute through third-party mediation or binding arbitration.

(d) Sanitary sewage disposal; availability.

(1) When a public or private sewer line and adequate treatment capacity is available within 1,500 feet of a subdivision or development project, the subdivision or development project shall connect to said public or private sewer system, provided however that residential subdivision lots may be served by adequate on-site sewage management systems under the regulations of the County Health Department until such time as connection to the said available public or private system is accomplished.
Health Department requirements:

511-3-1-.03 General Requirements for On-Site Sewage Management Systems.
(1) If public or community sewage treatment systems are not available, the owner of a building, residence, or property that is designed or intended for human occupancy or congregation shall provide an approved on-site sewage management system sufficient for the number of persons normally expected to use or frequent the building, residence or other property for two hours or more.
(a) Connection shall be made to a public or community sewage treatment system if such system is available within two hundred feet (200’) of the property line, or available in a public right-of-way abutting the property. If a public or community sewage treatment system is to be constructed, or an existing public or community sewer is to be extended to serve a lot, or an approved on-site sewage management system is to be used, then the building sewer shall be installed so that it will insure gravity flow at a self-cleaning velocity throughout. If an existing on-site sewage system fails, immediate connection shall be made to a public or community sewerage system if such a system is available.

511-3-1-.14 Subdivision and Mobile Home Parks.
(4) Water Supply. Connection to a public water supply system shall be required if available within one thousand (1,000) feet of the proposed subdivision or mobile home park.
(5) Limits on Use of On-Site Sewage Management Systems for Subdivision and Mobile Home Parks. Approval of subdivisions and mobile home parks utilizing on-site sewage management systems is subject to the following conditions:
(a) No public or community sewage system is available within five hundred feet (500’) of the subdivision or mobile home park;