

The Russell County Planning Commission
Meeting Minutes
January 19, 2010
4:30 P.M. EST

An adjourned meeting of the Russell County Planning Commission was called to order. Members present were Chairman R.C. Adams, Rick Perry, Dr. Thomas Shelton, Carla Thomas, Gary Head, David Ellis, Commissioner Peggy Martin and William Friend. Also present were County Administrator LeAnn Horne who kept the minutes and advisors Chief Mapper J.W. Brannen, County Engineer Larry Kite and Subdivision Coordinator Ben Elliott.

A quorum was established.

Chairman Adams welcomed Commissioner Martin to the Planning Board, the Probate Judge was not available to give the Oath of Office to Commissioner Martin, but will be schedule for the next meeting if not before.

Chairman Adams requested a motion to approve the November 17, 2009. Carla Thomas motioned to approve the meeting minutes and was seconded by David Ellis. The vote was unanimous.

Nathan McBride presented the Merle Locket Minor Subdivision which consists of (3) three lots. The preliminary had been previously approved; at the last meeting a discussion took place concerning a subdivision covenant. It states only one family dwelling per (1) one acres lot. There is an existing mobile home, which will be moved after the new home is completed. It was stated these lots would not have to be located near fire hydrants. R.C. Adams asked if Ben was aware a minor subdivision that is (5) five lots or less does not require approval from the Planning Commission. These plats can be brought to the County Engineer, the Planning Commission Chair and the Secretary for approval. Chairman Adams asked for the Engineer's recommendation. Larry Kite recommended the Merle Lockett Platt for approval. Chairman Adams requested a motion to approve. Dr Shelton motioned to approve and was seconded by Carla Thomas. David Ellis voted no because there were no fire hydrants. A debate began concerning fire hydrants requirements for minor subdivision. It was decided fire hydrants were not required. Chairman Adams recommended the plats be returned and add a fire hydrant to accommodate the lots since there was not one within 1000 feet. Rick Perry motioned to approve the Chairman's recommendation. Seconded by Bill Friend. 6 votes were yes and 1 no vote from David Ellis. The motioned passed. Chairman Adams stated this should be added to the Subdivision Regulations immediately.

Nathan McBride also presented a re-plat on The Corcoran Estate which is a family estate that has been in court for 2 years. The final court agreement was the estate's division between the (4) four brothers. Each Lot must have access.

Larry Kite recommended approving the Corcoran Family Estate re-plat that was grandfathered. David Ellis motioned to approve the plat and was seconded by Carla Thomas. The vote was unanimous.

The Family Re-plat for Lewis Smith was discussed. The location of this property is Griggs Road. Each person is adding to the back of their property where it dead ends, which makes these properties becomes land-locked. Larry Kite recommended this re-plat tabled and returned to the surveyor and be re-plated into (1) one lot rather than (2) two lots. Gary Head motioned to approve the recommendation and was seconded by Dr. Shelton. The vote was unanimous.

Due to Dillie Elliott's illness Chairman Adams suggested to elect an interim Vice Chair until Mrs. Elliott is able to return and assume her position as Vice Chair. Carla Thomas nominated David Ellis and was seconded by Bill Friend. The floor was closed to nominations. The vote was unanimous approving David Ellis as interim Vice Chair.

An opinion concerning the water, sewer and fire jurisdiction from the Attorney General's Office was distributed. Chairman Adams requested each member to review it before the next meeting for discussion.

The RFP for the County-wide Comprehensive Plan is complete and will be posted on the Russell County Website as well as in the Phenix Citizen. The bid will be February 8, 2010.

LeAnn Horne stated she is looking for Planning Commission Guides. To get guides from Auburn University a class is required, but she is working on other alternatives, if classes are not possible. She will keep the Planning Commission informed.

The meeting was adjourned.