

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

An adjourned meeting of the Russell County Planning Commission was called to order by chair R.C. Adams. Members present were: Bill Friend, Carla Thomas, Commissioner Peggy Martin, Rick Perry, Dillie Elliott, Gary Head, Attorney Walter Grey and County Administrator LeAnn Horne, who kept the minutes. Advisors present were: Subdivision Coordinators Ben Elliott and Brandon Bundy, also J.W. Brannen, Revenue Commissioner Naomi Elliot, Building Inspector Greg Smith, and Health Department Representative Johnny Burrell.

Chairman Adams requested a motion to approve the September 21st, 2010 Meeting minutes. Carla Thomas motioned to approve the meeting minutes. Seconded by Commission Martin. The vote was unanimous.

Nathan McBride presented the Owens Plantation Phase II, a 29 acre tract with 47 proposed lots. This was originally submitted as Phase II with only 25 lots; due to the grade issues the 1% grade could not be achieved. A new grading plan was created to include more of the property. Presented today is the new proposed layout with 47 lots and one entrance.

Bill Friend: Will the Plats for Owens Plantation Phase I and Phase II remain the same or change?

Nathan McBride: Phase I, will not change. Phase II is what is being submitted now.

Chairman Adams asked Ben Elliott if he had comments concerning the plat. Does it meet all of the subdivision requirements?

Ben Elliott stated the plat did not meet requirements.

Nathan McBride requested a variance for lot 38, due to the shape of the lot because of the cul-de-sac that the front building set-back line be changed 40 foot to a 30 foot. Bill Friends suggested making lot 37 & 39 bigger lots. McBride stated it would not be in conforming to the rest of building and is a side corner lot. The lot is only 80 to 85 foot.

Chair Adams asked Ben Elliott what his recommendation was.

Ben stated he recommended approving the variance.

Bill Friend motioned to approve Ben's recommendation. Seconded by Carla Thomas. 7 yes votes and 1 no vote; the motion passed.

Nathan McBride also presented the preliminary plat Mill Pond Estates Phase II, located on the same side of the road as Owens Plantation Phase II. Chairman Adams asked Ben Elliott if it met subdivision requirements. Ben stated no problems were noted with this plat. Carla Thomas motioned to approve the Mill Pond Phase II plat. Seconded by Bill Friend. The vote was unanimous.

Chairman Adams reported on a private sewer company, Baldwin County Sewer System. They charge a \$3,500 impact fee to tie onto their system with a monthly fee of \$57.

Larry Watts, Director of Community Planning for Goodwin, Mills and Caywood presented the first draft of the County-wide Comprehensive Study Plan for the Planning Commission review. The seconded draft will be available for review in November. He requested for the Planning Commission to review the first draft and to meet several times to discuss the present study.

The next meeting will be November 16, 2010.

The meeting was adjourned.