

The Russell County Planning Commission  
Called Meeting Minutes  
November 10<sup>th</sup>, 2008 4:30 P.M. EST.

Chairman R.C. Adams called the November 10<sup>th</sup>, 2008 meeting to order. Members present were David Ellis, Carla Thomas, Rick Perry, William Friend, Dillie Elliott, Dr Thomas Shelton, Attorney Walter Gray, Jimmie Batchelder. Advisors presents: J.W. Brannen, Larry Kite, Johnny Burell and Greg Smith and Beth Monk kept the minutes.

Minutes from the Oct. 21<sup>st</sup> meeting are not completed and will be presented at the regular meeting on December 2<sup>nd</sup>.

Chairman Adams: There is a request to allow extensions for final plats. The Committee reviewing Subdivision Regulations changes will meet again before our December meeting and at that time extensions for final plats will be discussed along with other items.

David Ellis: We need to discuss it before the committee reviews it. We did raise the expiration date to 18 months, but we have not discussed renewing the preliminary plat. Large developments will have a problem finishing the plats in eighteen months. We need to be able to give developers an extension on the original plat.

J.W. Brannen: The City has 12 months but can be extended as many times as needed.

Tim Simpson: That has changed now to 18 months with one extension.

Bill Barrett: The city looks at it as if construction has not began within eighteen months then you have to resubmit completely.

David Ellis: If construction has begun, you should be allowed to renew.

Larry Kite: This was not discussed and there should be a provision for this.

Chairman Adams: this should be addressed at the next committee meeting.

Mr. Adams: Larry Kite do you have a report on the River's Reach Subdivision.

Mr. Kite: I have talked to the bonding company; they are sending their engineer in to look at the development to access and move forward. They heard as we did the development was being sold and progress would be made. There has not been evidence of that, so the bonding company is in the process of using the bond to do what is needed.

Larry Kite: I recommend approving the final plat for Patriot's Point all work has been completed.

Davis Ellis motioned to approve the final plat and was seconded by Bill Friend. The vote was unanimous.

The Retreat at Westgate Preliminary Plat was presented by Bill Barrett. This is an extension of the Villages of West Gate. This development is located on the South Side of Owens Road just turn off Hwy 165 to left going toward Patriot's Point. There are 300 acres and we are proposing 411 lots all the lots will exceed the minimum size requirements of 100 X 150 with the smallest lot here will being 100 X170. This development will be in multiple phases. This is the first phase which will be approximately 80 lots. There is 13 acres. The developer has offered it to the School Board for the use of a future school. A sidewalk ordinance is also

being looked at; they are considering placing sidewalks and trails (golf cart accessible) in the subdivision and through-out the community. A volunteer fire department is located on County Road 18 near Farm brook Subdivision. The common areas are planned around unsuitable soils. We are planning for those areas to become amenities, playgrounds, special features, etc. All other soils in the development are good.

Chairman Adams: Are there discussions of installing a package sewage system in the unsuitable soil areas.

Mr. Simpson: There has been discussion, but it was too expensive for residential use, but if a school should be built, there is a possibility something could be worked out for that project. The concept is great but when it comes down to price it is very expensive. The soil in the designated school area is good.

Rick Perry: How is the visibility of the road turning onto County Road 18?

Bill Barrett: The sight distance on Co. Road 18 is not an issue; Hwy 165 could be better. We had not planned an exit to Hwy 165 originally, but after reviews it was suggested that we have one. We chose the best location we could for the exit.

Tim Simpson: We are working with Larry Kite now concerning a realignment of County Road 18.

Chairman Adams: Has the Railroad been contacted to negotiate installing a light at the railroad crossing since there is a lot of traffic on that road.

Bill Barrett: We did check on how often trains run at that location. There are presently 2 per day, one runs South to the mill and the other comes back from the mill; both trips are at night.

Mr. Adams: How are you and Larry Kite planning on realigning the road.

Mr. Barrett: When you come to the intersection of Owens Road and Oswichee Road, we are basically going to that the off set out and make a small s-curve that will go across Hwy 165.

Larry Kite: There are some utility issues as of now, but we are going to try to work through them.

Chairman Adams: Mr. Kite what is your recommendation?

Mr. Kite: I recommend approving the Preliminary Plat of the Retreat at Westgate.

Mr. Batchelder motioned to approve and was seconded by William Friend. The vote was 8 votes to approve and an abstention from Attorney Walter Gray.

The Meeting was adjourned.