

The Russell County Planning Commission  
Meeting Minutes  
December 21, 2010  
4:30 P.M.

An adjourned meeting of the Russell Planning Commission was called to order by Chairman R.C. Adams. Members present were Jimmie Batcheldor, Carla Thomas, David Ellis, Gary Head, Bill Friend and Peggy Martin. Advisors present were Larry Kite; County Engineer, Brandon Bundy, Greg Smith; Russell County Building Inspector, Johnny Burrell; Russell County Health Department.

Chairman Adams called for a motion to approve December 7, 2010 meeting minutes. Carla Thomas motioned to approve the minutes. Peggy Martin seconded the motion. The motion carried by unanimous vote.

Bill Barrett presented the Preliminary Plat for Black Hawk Ridge Subdivision for approval. This subdivision contains 42 lots, which are located on County Road 18 east of the Knuckles and Greenburt Road intersection. This is a two phase development. Phase 1 is the 8 lots directly on County Road 18 with the remaining lots on the interior with new road construction. Because of terrain and topography, this was the best and most efficient way to place those lots. Phase 2 will be the interior lots. Bill Friend motioned to approve the preliminary plat. Peggy Martin seconded the motion. The motion carried by unanimous vote.

Steve Rowland presented the Preliminary Plat for Riverside Estates Phase 4 for approval. David Ellis motioned to approve. Jimmie Batcheldor seconded the motion. The motion carried with six yes votes and Gary Head voting no. For the record, there was not a signature line on the plans but approval is a matter of record in the meeting minutes.

The Russell County Planning Commission has proposed changes to the current set of subdivision regulations. The proposed changes will be voted into effect on February 1<sup>st</sup>, 2011 at the Russell County Planning Commission Meeting.

Pg 4 Inserted language – ‘Functional classification for Russell County is designated by ALDOT and can be found on the latest published “Russell County Highway Functional Classification System” map.’ David Ellis motioned to approve. Peggy Martin seconded. The motion carried by unanimous vote.

Pg 8 Changed the required number of copies of the preliminary plat from five (5) to two (2). Bill Friend motioned to approve. David Ellis seconded. The motion carried by unanimous vote.

Pg 8 Removed requirement that the E-911 has to certify the proposed subdivision neither duplicates nor closely approximates the name of an

existing subdivision in Russell County. Bill Friend motioned to approve. David Ellis seconded. The motion carried by unanimous vote.

- Pg 12 Inserted language into item #1 of section 5.5.3 – ‘the name and contact number’ and ‘contact number of the general contractor’. Bill Friend motioned to approve. Gary Head seconded. The motion carried by unanimous vote.
- Pg 15 Inserted language into item #5 of section 5.7.1 – ‘and road(s)’ and ‘or road’. David Ellis motioned to approve. Bill Friend seconded. The motion carried by unanimous vote.
- Pg 21 Moved language previously in section 8.4 to section 6.4 – ‘Road names shall require the approval of the Planning Commission or its agent(s). Roads that are obviously in alignment with roads already existing shall be given the name of the existing road.’ Bill Friend motioned to approve. David Ellis seconded. The motion carried by unanimous vote.
- Pg 21 consolidated language relating to Access which was previously in Article 6 and Article 8. All can now be found under section 6.5 – ‘Access’ Bill Friend motioned to approve. David Ellis seconded. The motion carried by unanimous vote.
- Pg 21 regarding the Access Management Policy, inserted language – ‘Where policy or permits conflict or overlap; the more stringent of the requirements will be utilized.’ Bill Friend motioned to approve. David Ellis seconded. The motion carried by unanimous vote.
- Pg 22 Inserted language – ‘Where a major subdivision abuts a major collector the Planning Commission shall require a marginal access road or other treatments recommended by the County Engineer which may be necessary to provide for the adequate protection of properties, and to afford separation of through and local traffic.’ Gary Head motioned to approve. David Ellis seconded. The motion carried by unanimous vote.
- Pg 23 Inserted language regarding minimum lot size – ‘plus an additional 2,000 square feet for each additional bedroom over four’. Peggy Martin motioned to approve. Bill Friend seconded. The motion carried by unanimous vote.
- Pg 25 Inserted language regarding turn lanes – ‘At a minimum, all major subdivisions will provide an entrance with a 35 foot paved radius.’ Carla Thomas motioned to approve. Bill Friend seconded. The motion carried by unanimous vote.
- Pg 30 Inserted language into item #2 of Section 8.13 ‘Contractor shall be responsible for scheduling all inspection by the County Engineer or his

designee including but not limited to all drainage structures, drainage pipe, sub-grade, base, and placement of pavement. Inspections will only be conducted during the business hours of the Engineer's office. Failure to have a portion of work inspected will result in **NONACCEPTANCE.**' David Ellis motioned to approve. Peggy Martin seconded. The motion carried by unanimous vote.

Pg 32 Inserted language 'Contractor shall provide County Engineer with seed tags.' David Ellis motioned to approve. Bill Friend seconded. The motion carried by unanimous vote.

Chairman Adams stated these amendments will be advertised and a public hearing will be held prior to the changes going into effect.

The next scheduled meeting will be January 4, 2011.

Meeting adjourned.