

The Russell County Planning Commission
Meeting Minutes
December 7, 2010

The Russell County Planning Commission was called to order by Chairman R.C. Adams. Members present were: Dr Thomas Shelton, Commissioner Peggy Martin, Bill Friend, Rick Perry, Carla Thomas, David Ellis, Gary Head, and Dillie Elliot. Advisors present: Building Inspector Greg Smith, Subdivision Coordinators Brandon Bundy and Ben Elliott, and Health Department Director Johnny Burrell. and Revenue Commissioner Naomi Elliott

A quorum was established.

Chairman Adams requested a motion to approve the November 16th, 2010 meeting minutes. Commissioner Martin motioned to approve the minutes and was seconded by Carla Thomas. 6 members voted yes and 4 members: Rick Perry, Dillie Elliott, David Ellis and Dr Shelton were absent at that meeting, therefore, abstained.

Chris Robins, engineer for Barrett-Simpson, presented three plats for approval:

- The Eagle Grove Subdivision Final Plat which consists of 12 lots located on Greenburt Road, south of County Hwy 18 at the County Road 39 Intersection. The smallest lot is 8/10 of an acre, the largest lot is 3 ½ acre. All of services have not been installed, but the developer understands everything has to be in place. 911 addresses have not been assigned as of this date, but after approval of the final plat those addresses will be assigned. Chairman Adams asked if the plat met all the subdivision requirements. Ben stated that it did and recommended approval. Rick Perry motioned to approve the Eagle Grove Final Plat and was seconded by Bill Friend. The vote was unanimous.
- The Autumn Lake Final Plat. This subdivision has 101 lots. David Ellis stated there were issues concerning the water lines; however, he has a letter stating the problem will be corrected. Ben Elliott stated all work had been completed and recommended approval. Ben also stated there are no turning lanes for this subdivision because it had been in development before the new subdivision regulations had been approved and in place. David Ellis motioned to approve the final plat. Seconded by Gary Head. The vote was unanimous.
- Bradley Oaks Subdivision Final Plat contains 86 lots and is located on Owens Road, opposite of the Autumn Lakes Subdivision. The retention pond located in the subdivision will be maintained by the Home Owners Association. Ben Elliott stated there are no problems and recommended approval. Commissioner Martin motioned to approve the Bradley Oaks Final Plat and was seconded by Dillie Elliott. The vote was unanimous.

Discussions also took place concerning amendments to the present subdivision regulations:

- Requirements of turn lanes into all subdivisions, especially larger subdivisions, which will create high volumes of traffic.
- Lot size was also reviewed. Limits should be set due to contractors building homes as large as seven bedrooms on small lots. Johnny Burrell stated it should be required that a lot should be 2,000 feet per bedroom. At the present a seven bedroom house being constructed on a 15,000 foot lot; if the sewage system for this house should fail, the only option for the system's repair is to go into the street. 15,000 feet is ample footage for a 4 bedroom house, but an addition 2,000 square foot should be required per bedroom past the 4 bedroom limit. A sliding scale was discussed and also to increase all lot sizes to be 18,000 feet. David Ellis motioned a minimum lot is to be 15,000 feet per 4 bedroom house, each additional bedroom after will require an additional 2,000 square feet to the lot size. Seconded by Bill Friend. The vote was unanimous.

The next meeting will be December 21, 2010 and other subdivision changes will be discussed at that meeting.

Meeting was adjourned.