

The Russell County Planning Commission
Meeting Minutes
March 18th, 2014
4:30 P.M. EDT

An adjourned meeting of the Russell County Planning Commission was called to order. Members present were: Chair R.C. Adams, Attorney Walter Gray, David Ellis, Dillie Elliott, Rick Perry, Bill Friend, Commissioner Peggy Martin, Ferdinard Crawford, Wanda Lamb, Carla Thomas and County Administrator LeAnn Horne, who kept the minutes. Advisors present were County Engineer Larry Kite, Assistant Engineer Ray Martin, Health Department Director Johnny Burrell and Building Inspector Gary Martin.

A quorum was established.

Chair Adams requested a motion to approve the meeting minutes for February 18th, 2014. Attorney Gray stated the minutes did not reflect his presence at the meeting and requested a correction be made. Rick Perry motioned to approve the meeting minutes with the correction. Seconded by Wanda Lamb. All members voted to approve the minutes except Commissioner Martin who abstained due to her absence at that meeting.

Chair Adams stated that a letter has been received from the Russell County Bar Association, who has reappointed Attorney Walter Gray III for another 6 year term on the Planning Commission.

The minor subdivision for Bell was discussed by Bobby Hobbs. The property is being subdivided and sold to landowners whose lands are jointed at the back portion of the property. Larry Kite stated that it meets all regulations. Ferdinard Crawford motioned to approve the subdivision of land and was seconded by Carla Thomas. The vote was unanimous.

Larry Kite explained that the plat for Dudley / Williams does not meet subdivision regulations because regulations require a deeded strip for right-of-way; Surveyors, Barrett –Simpson still requested to present it to the Planning Commission.

A representative for Barrett-Simpson discussed the land was divided from a family estate. There is a drive located on the front parcel, which his client is allowed to use, but the owner will not deed an easement to the client. He wants to get a mortgage for the construction of a home on this property, but is unable to due to this issue.

Attorney Walter Gray recommended filing a lawsuit between the property owners to legally set an easement, then coming back to the planning

Mike Pattillo presented a minor subdivision for Holley Caldwell. The property is located at South Herring Road. Two (2) acres with an existing are being cut off of a forty two (42) acre parcel. The plat has been approved by required authorities. Larry Kite stated

that it does meet subdivision regulations. Commissioner Martin motioned to approve the plat and was seconded by Carla Thomas. All Planning Commissioner members voted to approve except Bill Friend, who abstained. The motion passed.

Representative for Barrett-Simpson requested approval for the re-plat of Drakes Creek Subdivision. Lots 13 A and 7A are being made larger to accommodate a septic system. Larry Kite stated it meets all requirements of the subdivision regulations. The Engineering Department did not see any problems with change of lot lines Bill Friend motioned to approve the re-plat and was seconded by Wanda Lamb. The vote was unanimous.

David Ellis discussed being contacted by Jay Sheppard concerning the subdivision of lots that are located off of Isabelle Road to create a minor subdivision. He does not want to pave or run water to those lots. Mr. Ellis questioned that was allowable. Much discussion took place and it was decided to bring this item up at the next Planning Meeting.

Chair Adams announced the next meeting will be April 1st and adjourned today's meeting.