

The Russell County Planning Commission
Meeting Minutes
March 3, 2009
4:30 P.M.

An adjourned meeting of the Russell Planning Commission was called to order by Chairman R.C. Adams. Members present were David Ellis, Dr. Thomas Shelton, Rick Perry, Dillie Elliott, Bill Friend, Carla Thomas, Attorney Walter Gray and LeAnn Horne, who kept the minutes. Advisors present were Chief Appraiser J.W. Brannen, Health Department Director, Johnnie Burrell, Russell County Water Authority Director, Roger Conner and Assistant County Engineer, Shawn Blakeney.

Chairman Adams requested a motion to approve the February 11, 2009 meeting minutes. Carla Thomas motioned to approve the minutes and was seconded by Dillie Elliott. The motion carried by unanimous vote.

Bill Barrett, engineer for Barrett & Simpson, presented the preliminary plat for Isbell Place. This subdivision is located on Owens Road and Isbell Road near Farmbrook Subdivision. There are 21 lots approximately 20,000 square feet each. Mr. Barrett noted that one fire hydrant will be added in order to meet the requirements of subdivision regulations.

Chairman Adams asked the Assistant Engineer for his recommendation on the Isbell preliminary plat. Mr. Blakeney stated all criteria has been met and recommended approval.

Chairman Adams requested an approval for Isbell Place preliminary plat. Bill Friend motioned to approve and was seconded by Rick Perry. The motion carried by unanimous vote.

Mr. Barrett also presented the Farmbrook Phase 7 preliminary plat. This is a continuation of the Farmbrook Subdivision with 18 lots in this phase. We are asking for a variance on the setback to increase from 40 feet to 50 feet. This will involve construction of new streets, storm drainage and additional water lines. He is asking for the set back due to a better appearance and give more flexibility on placing sewage disposal.

Chairman Adams asked Shawn for his recommendation.

Chris recommended approving the plat with the variance.

Dillie Elliott motioned to approve the Farmbrook Phase 7 preliminary plat. Seconded by Carla Thomas. The motion carried by unanimous vote.

Nathan McBride presented the Sweetwater Park preliminary plat, owned by Johnny Dudley. This subdivision has been previously approved; we have taken this project and reworked the layout, the road alignment has been changed by shortening the road 150 feet and added 4 lots. Since the lot count has changed we are resubmitting for approval. There was a wet land study on this area which showed we could have additional lots.

Chairman Adams asked Shawn for his recommendation.

Shawn recommended approval of the preliminary plat for Sweetwater Park.

A motion was made by David Ellis to approve the Sweetwater Park preliminary plat. Seconded by Rick Perry. The motion carried by unanimous vote.

Jack Shay requested approval to create a private cemetery. Mr. Shay stated that a letter from the Planning Commission authorizing him to proceed with the steps required for a private cemetery. The letter simply indicates that the request has been reviewed as presented by Mr. Shay.

Attorney Walter Gray recommended a variance on the required 60 ft. egress & ingress to a 40 ft. easement for the private cemetery.

Walter Gray motioned to approve the request for variance. Bill Friend seconded the motion. The motion carried by unanimous vote.

Chairman Adams called for a motion for approval of the cemetery plat and Health Department review.

David Ellis motioned to approve the request. Carla Thomas seconded the motion. The motion carried by unanimous vote.

Administrator Horne stated at the next regular meeting of the County Commission she will submit a request for re-appointment for some members of the Planning Commission. Each term set to expire will be asked to continue. All stated to accept re-appointment. The Chair and Vice Chair will be elected at the following meeting.

J.W. Brannen requested a Resolution from the Planning Commission to have invite Mr. Biff Hadden to address the Commission on the elements of a Comprehensive Master Plan for Economic Development in Russell County.

Bill Friend motioned to approve the recommendation to draft a Resolution. Rick Perry seconded the motion. The motion carried by unanimous vote.

Chairman Adams stated the next Planning Commission meeting will be on March 17, 2009.

The meeting adjourned.