

The Russell County Planning Commission  
Meeting Minutes  
April 15, 2014  
4:30 P.M. EDT

An adjourned meeting of the Russell County Planning Commission was called to order by Chair R.C. Adams. Members present were: Wanda Lamb, Rick Perry, David Ellis, Commissioner Peggy Martin, Walter Gray III, Carla Thomas and County Administrator LeAnn Horne, who kept the minutes. Advisors present were: Building Inspector Greg Smith, Heath Department Inspector Johnny Burrell, Russell County Water Manager Mark Clark, and Assistant Engineers Ray Martin and Ben Elliott.

Chair Adams requested a motion to approve the March 18<sup>th</sup>, 2014 meeting minutes and let this meeting minutes reflect the April 1<sup>st</sup>, 2014 meeting was cancelled due to the lack of agenda items. David Ellis motioned to approve the minutes with an amendment to the second page. Mill Pond Road should be Isabelle Road. Seconded by Wanda Lamb. The vote was unanimous.

Damon Ingram presented the re-plat for Ohler, who would like to sell some of their property and wanted to mark off the two (2) acres that surround their house. The property is located on Lockhart Lane near the old Courthouse off Hwy 431. Ben Elliott stated there is no need for the water company to sign they are only moving lot lines. Rick Perry motioned to approve and was seconded by Wanda Lamb. The vote was unanimous.

Mr. Ingram also discussed a re-plat for Crouch –Moore, which is family property with the back lot which is land locked. Property lines are being shifted to accommodate better access to the land locked property. Ben Elliott stated that it meets all requirements. Carla Thomas motioned to approve the re-plat and was seconded by Commissioner Martin. The vote was unanimous.

Representative for Barrett –Simpson presented the minor subdivision for Dudley /Williams. He stated a waiver was placed on the plat as requested by the Attorney Walter Gray stating there will be no further subdivision of this property until a deeded access is acquired. The property will not be separated and will be homesteaded until deeded access. Walter Gray motioned to approve the re-plat and was seconded by Commissioner Martin and Wanda Lamb. The vote was unanimous.

Chair Adams announced that it was time to elect the Chair and Vice Chair.

R.C. Adams and David Ellis were nominated to remain as Chair and Vice Chair.

A discussion took place concerning the difference in a minor and major subdivision. The County Engineer Larry Kite provided the following:

- Minor Subdivision — all divisions of a tract of land into five lots (building sites or other division) or less where no extension of water, sewer, drainage, roads or other infrastructure as required by these regulations.

For a minor subdivision that doesn't require improvements, the developer only submits a final plat and possibly a drainage plan if warranted by the County Engineer.

If the minor subdivision is being developed along an existing road, there would not typically be any additional improvements required. For a major subdivision along an existing road refer to section 6.5.3. In addition, anyone accessing a county road must comply with our Access Management Policy.

- Section 6.5.3 Development along an Existing County Road – where a major subdivision abuts any existing county road which does not meet the minimum requirements of these regulations, the Planning Commission may require additional improvements by the developer at the recommendation of the County Engineer to improve the road and provide safe access to the subdivision.

Even a major subdivision development along an existing road with adequate water supply only may be required to improve the road.

However, management policy limits the access to one point when the development is along a collector or arterial with a traffic count over 1000 vehicles per day.

Regarding the public water issue, refer to section 7.2 "Lot Size"

- Where neither public water nor sanitary sewer is provided, said lot shall contain a minimum of 40,000 square feet in area, subject to approval of the Health Department, and have a minimum frontage of 150 feet at the building line.

A representative for Barrett-Simpson discussed Phase 1 & 2 of the Registry Lot 253 & 252 there are houses on these lots that have begun construction by a builder who has bankrupt. The Bank of Georgia has taken these lots over and has foreclosed on adjoining properties. He proposed that to take lot 253 and combine it with one of the undeveloped lots and combine lots 252 and 251 to give enough room for a septic system to the two houses. Larry kite is concerned because if this is ever developed then this will cause double frontage lot which is against the Subdivision regulations. After suggestion from the Planning Commission, Eddie stated that he would return to a later meeting to bring a proposal for approval.

David Ellis discussed the sewer meeting that was held December 2013. He thought it was a very productive meeting, but there is still Commissioners who want sewerage in their districts, though there are no funds, plans or customers. He hopes more meetings and communication will take place.

Chair Adams announced the next meeting will be May 6.

The meeting was adjourned.