

The Russell County Planning Commission
Meeting Minutes
May 3rd, 2016
4:30 P.M. EDT

The Russell County Planning Commission meeting was called to order by Chair David Ellis. Members present were: Jerry Phillips, Wanda Lamb, Ronald Lunsford, Rick Perry, Dillie Elliott, Bill Friend, Carla Thomas and Ferdinard Crawford. Advisors present were: Building Inspector Gregg Smith, Health Department Inspector Johnny Burrell, Assistant Engineers Shawn Blakeney and Ray Martin. County Administrator LeAnn Horne kept the minutes. Advisors present: Subdivision Coordinator Ben Elliott, and Health Department Inspector Johnny Burrell.

Chair Ellis requested a motion to approve the minutes for the April 5th, 2016 meeting. Wanda Lamb motioned to approve the minutes. Seconded by Bill Friend. The vote was unanimous.

Administrator Horne stated that the meeting minutes for May 3rd which were tabled because there was a question concerning how many lots were on the plat and was not clear in the meeting so; she suggested contacting the surveyor to verify the information.

Surveyor Nathan McBride presented a minor subdivision for Woodland Baptist Church. The Church has requested to cut a lot from the original plat which has a trailer on it. It was noted that the Church has the option to purchase the lot back. Mr. Perry noticed that the existing structure is only 6 feet from the property line. Ben Elliott said it was not a subdivision and that the original lot probably did not have set back lines, therefore it would not apply. Dillie Elliott motioned to approve the subdivision of land and was seconded by Wanda Lamb. The vote was unanimous.

Subdivision Regulations were provided by Ben Elliott to each member.

Chair Ellis recommended for the regulations to be reviewed before the next meeting so they could be approved or changes made.

Chair Ellis discussed an issue he has with developers who sell properties where water is not available. The developers are not willing to spend money to have water mains installed. One developer has requested to have a service line drilled under a swamp for one of his properties. He was denied the water service, because water companies are not responsible for customer lines. There would be a problem; if the service line broke under the swamp area, then the customer would want to hold the water company responsible.

Chair Ellis stated he did not know if something could be placed in the regulations to stop this, example: if construction is within 500 feet of a waterline that it is mandatory to hook on to the system. Ferdinard Crawford motioned to request Attorney's opinion about

mandatory hook up if water is available in the area. Seconded by Rick Perry. The vote was unanimous.

Chair Ellis asked if they wanted to table approving the Subdivision Regulations until there we hear back from the attorney. Bill Friend motioned to table and was seconded by Ferdinard Crawford. The vote was unanimous.

The next meeting is May 17th.

The meeting was adjourned.

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