

The Russell County Planning Commission
Meeting Minutes
July 6, 2010
4:30 P.M. EST.

An adjourned meeting of the Russell County Planning Commission was called to order by Chairman R.C. Adams. Members present were Dr. Thomas Shelton, Ferdinard Crawford, Walter Gray, David Ellis, Carla Thomas, Gary Head, William Friend, Dillie Elliott, J.C. Batchelder, Commissioner Peggy Martin and the County Administrator LeAnn Horne, who kept the minutes. Advisors present were: Greg Smith, J.W. Brannen and Brandon Bundy and Jerry Burrell.

A quorum was established.

Chairman Adams requested a motion to approve the June 15, 2010 meeting minutes. Commissioner Peggy Martin motioned to approve the minutes and was seconded by Bill Friend. The vote was unanimous.

Larry Watts from Goodwyn, Mill and Cawood gave the Planning Commission an update on the Comprehensive Plan Town Hall Meetings. Attendances for the meetings were good; approximately 240 citizens were present and expressed their views.

Topics that were greatly discussed: economic development, community facilities and services. Land use, transportation and infrastructure were the second highest topic. County appearances were least discussed.

The next suggested meetings should begin the first week of August with the Coordination Committee.

Donnie Owens represented the Owens Plantation Phase II Preliminary Plat. This 57 lot subdivision is located on east side of Owens Road. Subdivision Coordinator Brandon Bundy stated it has been reviewed and met subdivision regulations. David Ellis motioned to approve the preliminary plat and was seconded by Ferdinard Crawford. The vote was unanimous.

Brian Harris, McBride –McGill Representative presented the Mill Pond Estates II. Subdivision Coordinator Brandon Bundy stated this firm wanted these plats presented today before the proposed subdivision regulations were put into effect. There is a concern with the length of the cul-de-sacs, particularly the north one. Current regulations state a cul-de-sac should not be more than 500 feet. The proposed subdivision regulations state a cul-de-sac should not be greater than 700 feet, but these cul-de-sacs seems longer than what is proposed. McBride-McGill has requested a variance, but Brandon recommends not allowing the variance, because the cul-de-sacs are longer than current and proposed subdivision regulations.

Mr. Harris acknowledged that the cul-de-sacs were lengthened to take care of any drainage issues that may occur.

Mr. Bundy recommended the shorter cul-de-sac in order to have connectivity and for safety factors. There are one or two more meetings before the new subdivision regulations will go into effect, so there will be time to reconfigure this plat and return it to the Planning Commission for approval.

Carla Thomas motioned to table the Mill Pond Estates II and was seconded by Mr. Friend. David Ellis abstained from the vote. All other members voted to approve tabling this item. The motion passed.

Special Enforcement Officer Bill Friend discussed items such as decks, storage building and awnings are not required to be permitted. The County is missing a lot of revenue by not requiring these items to be permitted; also building permits have not been required to be posted on site. There should also be a penalty for not having permits.

Greg Smith gave an update on permits issued and home inspections for this fiscal year. Revenue is missed by contractors who work during off hours or week-ends and are usually not caught unless they happen to ride by and see work taking place. Mr. Smith suggests the penalty for not having a permit is to double the amount of the job value.

David Ellis motioned to adjourn the meeting.

Meeting adjourned.