

The Russell County Planning Commission
Meeting Minutes
August 4, 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 Bill Friend, Carla Thomas, Dr. Shelton, Ferdinard Crawford, Mervin Dudley, Walter Gray and Carla Thomas, who kept the minutes. Advisors present were Chief Appraiser J.W. Brannen, Health Department Director Johnnie Burrell, Building Inspector Greg Smith, County Engineer Larry Kite and County Subdivision Coordinator Ben Elliott.

Chairman Adams called for a motion to approve July 7, 2009 meeting minutes. Walter Gray motioned to approve the minutes of July 7, 2009. Bill Friend seconded the motion. The motion carried by unanimous vote.

Chris Rogers of Barrett-Simpson Engineering presented the Bradley Oaks Phase II Preliminary Plat for approval. Mr. Rogers stated the subdivision is off Owens Road and has a total of 88 lots. Phase II is a continuation of the 20 lot Phase I development.

Chairman Adams asked for a recommendation from Engineering.

Ben Elliott asked for clarification for the 50' access requirements being split between two points.

Mr. Rogers stated the south side access is slightly wider so that a walking trail can be built around the wetlands area. On the north side will be a golf cart access trail, not an actual road.

The recommendation was made to adjust the measurements of some of the lots in order to increase the 35 foot entrance to meet the required 50 foot access.

After review of the existing plat, Bill Barrett and Chris Rogers agreed that lots number 57, 58 and 59 could be modified to meet access requirements.

Chairman Adams called for a motion to approve Bradley Oaks Phase II Preliminary Plat with the stated changes. Carla Thomas motioned to approve the plat. Walter Gray seconded the motion. The motion carried by unanimous vote.

Chris Rogers presented the Preliminary Plat for Farmbrook Phase VIII for approval.

Chairman Adams asked for recommendation from the Engineering Department. Ben Elliott stated that all requirements have been met and recommended approval.

Carla Thomas motioned to approve the Farmbrook Phase VIII Preliminary Plat. Mr. Crawford seconded the motion. The motion carried by unanimous vote.

Mr. Adams called for the next agenda item. Ben Elliott addressed the requirements for family division of land.

Larry Kite stated that he had contacted Sonny Brassfield of ACCA. Mr. Brassfield stated there are no regulations on family transfer of property. However, if a non-family member purchases the property at a later time they can be required to abide by subdivision regulations.

Chairman Adams stated the next meeting will be August 18, 2009.

The meeting was adjourned.