

The Russell County Planning Commission
Meeting Minutes
September 7, 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, Rick Perry, Dillie Elliott, Carla Thomas, Gary D. Head, David Ellis, Bill Friend and J.C. Batchelder. Also present were: Attorney Walter Gray, Building Inspector Marcus Godwin, J.W. Brannen, County Engineer Larry Kite, Subdivision Coordinators Brandon Bundy and Ben Elliott and County Administrator LeAnn Horne, who kept the minutes.

Chairman Adams requested a motion for the approval of the August 17th, 2010, meeting minutes. Dillie Elliott motioned to approve the minutes and was seconded by Bill Friend. All members voted to approve the minutes except Chairman Adams, who abstained due his absence of that meeting.

Subdivision Coordinator for County Engineering, Brandon Bundy, presented the preliminary plat for Maple Trace Subdivision, for owner Chris Corbett. This is a portion of the Farm Brook Property which will have access from Owens Road. A 300 foot turn lane will be constructed as well as open up cul-de-sacs for access to Farm Brook. The new subdivision regulations have been met and Mr. Bundy recommended approving the preliminary plat. David Ellis motioned to approve the Maple Trace plat. Seconded by Carla Thomas. Attorney Walter Gray asked if the flag lots met subdivision regulations. Mr. Bundy stated, the lots were in compliance. The vote to approve was unanimous.

Administrator Horne gave an update on the status of the County-wide Comprehensive Plan.

J.W. Brannen gave a report on River's Reach Subdivision. The bonding company has purchased the property and is creating a partnership with individuals from Birmingham and South Georgia. They plan to complete the roads and develop the subdivision as presented on the original plats and will move forward with the development soon. They will bring final plats to the Planning Commission for approval.

Bill Friend states 409 acres of Bradley Landing, located behind the Industrial Center and is connected to Hwy 165, has been annexed into the City. The owner wanted access to city sewage. The annexation of this property caused the police jurisdiction to be moved, making City Law Enforcement responsible for the Mt. Olive School area. There are 70 lots in Bradley Landing, but Russell County currently only has 4 to 6 of these lots. Phenix City has notified the Russell County Building Department that the City will do the building inspections to those lots that have been annexed. The City will also receive the revenue on these properties.

David Ellis discussed not approving subdivision plats prior to work completion, being signed off by departments or bonds have been filed.

The next meeting will be September 21, 2010.

The meeting was adjourned.