

RUSSELL COUNTY PLANNING COMMISSION
MEETING MINUTES
September 3, 2013

An adjourned meeting of the Russell County Planning Commission was called to order by Chairman R.C. Adams. Members present: Carla Thomas, Dillie Elliott, Ferdinard Crawford, Peggy Martin, Wanda Lamb, Rick Perry, Bill Friend, Gary Head and LeAnn Horne who kept the minutes. Advisors: Johnnie Burrell, Russell County Health Department; Ben Elliott, County Engineering; Gary Martin, Building Inspections and Mark Clark, County Water Authority.

Chairman Adams addressed first agenda item: Nancy Reid Cemetery located off Clarke Road . Mrs. Wanda Lamb motioned to approve and send to the Probate Judge for presenting to Commission. Mr. Ferdinard Crawford, seconded. Board voted unanimously for approval.

Minor Subdivision presented by Damon Ingram and Mike Foley. Located Sanders Road. Lots for Mobile Home(s). Ben Elliott stated that it meets standards. Mr. Rick Perry motioned to approve. Mr. Ferdinard Crawford, seconded. Unanimous vote approving minor subdivision.

Eagle Grove Subdivision Re-plat presented by Damon Ingram. Four lots located on Hwy 18. Mr. Ingram stated there was a fire hydrant—just not noted. Ben Elliott recommended approving stating it meets regulations. Mrs. Wanda Lamb motioned to approve. Mrs. Dillie Elliott, seconded. All approved except with one abstention; Bill Friend.

Chris Rogers, 165 Partners, presented the Registry at West Gate – Preliminary Plat for board’s consideration. He stated there are (2) plats on record. Phase I, is built. 348 lots are remaining for construction. An 18 month extension was approved prior to new subdivision regulations being adopted. A variance would be required for the multiple entrances requirement. This is a preliminary plat under the current regulations with request for variance for entrance.

Dillie Elliott left meeting at this time.

Ben Elliott recommended approval except for entrances. Ben Elliott stated engineering will oversee the bonding requirement for subdivision.

Mr. Rick Perry motioned to accept under current regulations. Mrs. Peggy Martin seconded. Bill Friend voted; no. Ferdinard Crawford; abstained. Wanda Lamb voted; no. Gary Head voted; no. Carla Thomas voted; no. Motioned failed to approve preliminary for technical reasons: 1) number of times extended 2) did not meet all regulations, per Chairman.

Mr. Tim Simpson requested a written notification from board as to the reason the preliminary was denied.

The Landing Phase 8-A Final Plat was presented. Location on Owens Road off 165. 40 lots remaining before completely done. 12 lots are being presented under the new regulations which now require asphalt and grassing. Mrs. Carla Thomas motioned to approve. Mr. Bill Friend, seconded. All voting to approve; except for Mr. Gary Head; no. Final plat was approved.

The minor subdivision for Ingram; on Hwy 51 located near water tower at Society Hill and Timberland was presented. Ben Elliott stated it meets regulations. Mr. Rick Perry motioned to approve. Mr. Ferdinard Crawford, seconded. The minor subdivision was approved by unanimous vote.

Mr. Bill Friend discussed the Russell County Comprehensive Plan. He suggested that the plan be reviewed on an annual basis to keep it current. A suggestion was that each board member review a section or appoint a committee from the board to review plan and bring back any changes that may need to be adopted. After much discussion, the board stated they would consider appointing a committee in the near future.

Mr. Bill Friend discussed zoning. He explained that now that the County has a comprehensive plan that the Commission may adopt zoning in the County in an effort to protect homeowners and property values. The board indicated that zoning was needed; however, it would require holding meetings throughout the county to educate the citizens on the benefits and to answer any concerns that they may have. Mr. Friend indicated that all existing properties would be grandfathered in if zoning was adopted. It was agreed to take this suggestion under consideration after much discussion.

Mr. Ferdinard Crawford stated he will be unable to attend the next planning meeting due to work demands/requirements.

Chairman Adams stated next meeting will be September 17, 2013 and adjourned the meeting.