

The Russell County Planning Commission
November 20th, 2012
4:30 P.M. EST

An adjourned meeting of the Russell County Planning Commission was called to order. Members present Chair R.C. Adams, Dr. Thomas Shelton, Ferdinand Crawford, Carla Thomas, Commission Chair Peggy Martin, Dillie Elliott, David Ellis and Walter Gray. Advisors present were Subdivision Coordinator Brandon Bundy and Ben Elliott, Heath Department representative Johnny Burrell and Building Inspector Greg Smith.

A quorum was established.

Chairman Adams requested a motion approving the October 2nd, 2012 meeting minutes. David Ellis motioned to approve the minutes and was seconded by Carla Thomas. The vote was unanimous.

The meeting for October 17 and November 6 were cancelled due to the lack of agenda items.

Brian Harris with McBride and McGill presented:

- Re-plat for Larry Harden. The owner who has a 10 acre lot wants to move the property lines around taking 9 of those acres and connecting them to the original property. The location of property is at the end of Epps Court. Water is not available at this property. Dillie Elliott motioned to approve the re-plat and was seconded by Ferdinand Crawford. The vote was unanimous.

- The Spring Hill Subdivision preliminary plat which is 7 lots located off Hwy 80 near All American Drive. The Russell County Water Authority is in the process of reviewing the water lines and is requesting 6 inch lines need to be installed. Attorney Walter Gray motioned to approve the preliminary plat seconded by David Ellis. The vote was unanimous.

Eddie Eubanks from Barrett-Simpson presented several plats for review:

- Minor subdivision for Carol Woodall located in Cottonton. She is dividing a parcel to sale to Mr. Travis who owns all property that joins her parcel. Chairman Adams stated it looks as if it meets all regulations. Ferdinand Crawford motioned to approve the minor subdivision. Seconded by Ms. Martin. The vote was unanimous.

- Re-plat for 165 Partners. LLC, for lot 7 and the amenities area at the Registry at Westgate, Phase I, which are being redrawn to accommodate field lines for the house that is being built on lot 7. The Russell County Health Department signed the plat and the Engineering Department states it meets the requirements. Commissioner Martin motioned to approve the plat and was seconded by Dillie Elliott. The vote was unanimous.

- Minor subdivision for Smith and Mosley located in Pittsview is swapping land due to an encroachment to straighten up lot lines. Ferdinand Crawford motioned to approve. Seconded by David Ellis. The vote was unanimous.

Chris Rogers from Barrett-Simpson presented Eagle Grove Subdivision Phase IV located on Greenburt Road south of County Road 18. 14 lots with the minimum lot size of 1.2 acres most of lots range from 2 to 4 acres due to soil that are not ideal for septic systems. A request was made for a variance for the cul-de-sac length requirement of 700 feet due. The cul-de-sac at the north side of the subdivision is 1000 feet and are trying to minimize the impact of some wetland on the property and are trying to avoid encroachment into this area for another street. Mr. Rogers asked for a variance to extend the cul-de-sac. Russell County Subdivision Coordinator Brandon Bundy stated there could not be many more lot placed in the subdivision, before they will be required to have a tuning lane into the subdivision. David Ellis motioned to approve the variance and was seconded by Commissioner Martin. The vote was unanimous.

Damon Ingram presented the re-pat of Eagle Grove Subdivision, Phase II. He stated they would like to move the lot line 50 feet northwest to allow more available area to the residence. Property will be taken away from parcels 201 and 204 and giving it to 202 and 203 this will allow easier installation for septic systems and give the residents more usable space as well as keep cost down. Commissioner Martin motioned to approve the re-plat. Seconded by Carla Thomas. The vote was unanimous.

The meeting was adjourned.