

RUSSELL COUNTY PLANNING COMMISSION
MEETING MINUTES
September 17, 2013

An adjourned meeting of the Russell County Planning Commission was called to order by Chairman R.C. Adams. Members present: Dillie Elliott, Ferdinard Crawford, Peggy Martin, Wanda Lamb, Rick Perry, Bill Friend, Dr. Shelton, David Ellis and LeAnn Horne who kept the minutes. Advisors: Ben Elliott, County Engineering; Greg Smith, Building Inspections and Mark Clark, County Water Authority.

The planning commission meeting minutes of September 3, 2013 was presented for approval. David Ellis motioned to approve. Ferdinard Crawford, seconded. Changes were made: Ferdinard Crawford noted that he is present today and would possibly miss meetings in October due to work. Also on page two remove Society Hill and Timberland; add...locate4d near water tower at Boronville. Minutes were approved with changes by majority vote. David Ellis Abstained.

Bill Friend added to the agenda: Map sizes, Subdivision sewage and small phases.

The minor plat for Chambliss subdivision was presented by Chris Rogers with Barrett-Simpson. He explained cutting off three acres off a five acre track located on gas line road. Ben Elliott, engineering, stated that it meets regulations. Bill Friend motioned to approve. Ferdinard Crawford, seconded. The minor plat was approved unanimous vote.

Drakes Creek Subdivision Final Plat was presented by Chris Rogers, Barrett-Simpson. It is next to Blackhawk Ridge; 36 lots located Hwy 18, next to Blackhawk creek. Mr. Perry questioned how many lots a subdivision requires before it needs a second entry. It was stated: 99 lots. Mr. Friend questioned will the retention ponds be fenced? Mr. Rogers stated one was fenced already and the other will be. This subdivision is under the new regulations per Mr. Rogers. Mr. Perry motioned to approve. Dr. Shelton, seconded. The board voted unanimously to approve the final plat.

Chris Rogers presented the minor plat for Avery; off 169, Harris Road. David Avery – Harris Subdivisions. The board questioned was the mobile home there the entire time. Mr. Rogers stated; yes. Wanda Lamb motioned to approve. Peggy Martin, seconded. The minor plat for Avery subdivision was approved by unanimous vote.

Chris Rogers discussed plat sizes and Registry Phase I and II. David Ellis recommended that he and/or owner talk with the rail road to obtain a permit to cross the Rail road line; that it may be difficult to obtain. Mr. Rogers stated he would and report back to the board.

David Ellis motioned for the maps presented to the planning commission to be a minimum of 24x26 in size, with a minimum of 7 copies, for the board to review. Ferdinard Crawford seconded the motion. The board voted unanimously to approve the motion for map sizes and copies. Ben Elliott will contact developers by letter to inform them of this requirement.

Bill Friend discussed with the board regarding sewage for new subdivisions. Requested board consider when a developer presents a subdivision with 100 or 200 houses that the board consider voting to require the developer to place the infrastructure in the subdivision to hook up to a package plant for sewer. After much discussion, the board agreed to take this item under further consideration pending that construction / development picks back up in the county. At this time, the county is only experiencing small number of houses being built at a time, at this time. Sewage would reduce lot sizes from 15,000 sq feet to 7,500 sq feet it was mentioned.

David Ellis discussed small phases. In order to meet ADEM requirements; the water line needs to be completed to the end of the block or at a fire hydrant. He stated; that it will be the Fort Mitchell Water Authority's policy for the phases to meet that criteria or he will not sign maps/plats.

Bill Friend discussed updating the comprehensive plan on an annual basis. Chairman RC Adams requested for all board members to bring their copy and/or get a copy from Beth prior to the next meeting. The board will discuss method to review at the next meeting.

Chairman Adams stated the next meeting is October 1, 2013 and he adjourned the meeting.

