

**SUBDIVISION REVIEW COMMITTEE MEETING MINUTES
SEPTEMBER 21, 2005**

The Subdivision Review Committee held their monthly meeting Wednesday, September 21, 2005, at 11:00 A.M. in the City Council Room at the Municipal Complex.

MEMBERS PRESENT: Gary Smith, Chairman
Brad Baldwin, City Engineer
David Martin, Chief Bldg. Insp.
Richard Weindel, SBC
Jim Almond, Cox Communications

OTHERS PRESENT: Dennis Gilstrap, Dept./Emer. Mgmt.
Ricky Hill, Satterfield Land Surveyors
Tony Anderson, Anderson Sureyors
Cami Brown, Recording Secretary

The following items were on the agenda:

1. Preliminary Plat, Bryant Subdivision, Lots 1 & 2
Owner Kevin Bryant, represented by Anderson Surveying, Inc.
2. Final Plat, Beverly Hills Est. II, Phase I, Lots 17-21 and
Lots 29-33, owner Tom Fite, represented by Satterfield
Land Surveyors, Inc.
3. McFadden Tracts 1 & 2, owner Sam McFadden, represented
By Satterfield Land Surveyors, Inc.
4. Jackson Tracts, 1 & 2, owner Riley Jackson, represented by
Satterfield Land Surveyors, Inc.

Meeting was called to order and minutes from the last meeting were approved. The first item discussed was Preliminary Plat for Bryant Subdivision, Lots 1 & 2, owner Kevin Bryant, represented by Anderson Surveying, Inc. The following comments were made:

Gary Smith commented street right of way requirement is 50', and plat only shows 40', so owner needs to give up 5' for the street right of way. Tony Anderson commented he wasn't sure about the easement, and that he would check on it.

Richard Weindel of SBC commented they would service from the front of the property. Jim Almond commented they, also, would service from the front of the property.

Brad Baldwin commented the City would need a 20' drainage easement on Southwest corner by the ditch.

With no other comments on Bryant Subdivision, the plat was approved. The plat will be handled as an Administrative Plat.

Next item discussed was Final Plat for Beverly Hills Estates II, Phase I Lots 17-21 and Lots 29-33, owner Tom Fite, represented by Satterfield Land Surveyors, Inc.

Ricky Hill of Satterfield Land Surveyors commented they came in and surveyed the lots for this Phase I of Beverly Hills Estates II, and the street, Pinecliff Drive, was already in place at the time of the survey. Dennis Gilstrap commented he could find no record of approval by the County of this street, and the contact for this information was unavailable at the time of this meeting.

City Engineer Brad Baldwin commented he couldn't find any record of design review, approval or construction of subdivision improvements. He also commented that there is no record of acceptance of the streets and drainage improvements by the county, and no bond filing that can be found. With no other comments, this plat was approved by Subdivision subject to the street meeting the City Street Standards, and recommended for review by the Planning Commission.

Next item up was McFadden Tracts 1 & 2, owner Sam McFadden, represented by Satterfield Land Surveyors. The only comment was the already existing 20' road and utility easement should change to a 25' easement. Brad Baldwin commented this 25' easement would help address the frontage issue on this land. With no other comments, this plat was approved by Subdivision. The plat will be handled as an Administrative Plat.

Next item reviewed by the Committee was Jackson Tracts 1 & 2, owner Riley Jackson, represented by Satterfield Land Surveyors. There were no comments on this plat. Plat was approved as is, and will be handled as an Administrative Plat.

With no other business, the meeting was adjourned.

Gary Smith, Chairman

Cami Brown, Rec. Secretary