

MINUTES OF THE RUTHERFORD COUNTY PLANNING COMMISSION
MEETING

Monday, March 18, 2013 – 9:00AM

Present: Ronnie Harrill, Chairman, Danny Wells, Secretary; Doug Atchley; John Bittle; Dwayne Harris; Jim Huffstickler; Phillip Miller; Mike Parton and Planning Director, Danny Searcy.

Call to Order, Welcome and Prayer by Chairman Harrill

Minutes of last meeting: Motion to approve by Danny Wells, second by Doug Atchley; unanimously approved as mailed

New Business:

- **Black Rock Falls Revision Final Plat:**

During March this commission provided preliminary approval for the proposed changes of this revision. The developer seeks to convert the remaining lands of 25 acres into a single lot (#62) that would be subject to the Restrictive covenants and the POA's oversight. The developer is at the stage of turning over declarant rights to the POA and seeks to convert this 25 acre parcel into a new lot, identified as Lot # 62 which will be subject to the restrictive covenants. Also, they seek to re-combine Lot # 35 with the common property which includes the gate house. This would eliminate Lot # 35.

The Planner advised this Board that by letter of the law, these changes would technically be an exception to the local ordinance due to one parcel being larger than 10 acres, and the second lot being recombined into a larger parcel. Planner noted that there are no conflicts with the subdivision regulations and that these revisions in fact comply. Jim Huffstickler made a motion to approve this final plat followed by discussion and a second by Phillip Miller and a unanimous vote to approve the revised final plat.

- **Hicks Grove Rd: Discussion on re-naming for E-911 purposes:**

The Planner shared that the emergency responders and E-911 addressing office have communicated that in the interest of public safety, the County needs to rename that portion of Hicks Grove Rd that is now dead end/ no outlet. The Board of County Commissioners will be required to hold a public hearing in conjunction with communicating with NCDOT on the renaming of this road, thus the Commissioners have requested a recommended name from the Planning Board. This commission discussed that the newly constructed road (once open) that connects Hwy 221 to Hicks Grove Church will be named Hicks Grove Rd. as this roadway that travels beyond the church to the state line is currently named Hicks Grove Rd. This roadway also, has a Hicks Grove

Rd. Extension, so it is logical to retain the Hicks Grove Rd. name on this new construction.

The planner noted that the residents will be able to select their own road name with 2 conditions:

1. Their selection is not already in use in the County.
2. 51% of the property owners agree on a road name.

If the community does not have a requested name, the staff will make a recommendation based upon deed research and history in this community. This board discussed that the planner send letters inviting the property owners to the April planning commission. Mike Parton posed this in the form of a motion; Jim Huffstickler seconded with unanimous vote.

Old Business:

GREYROCK Update from Odom Engineering:

Thanks to Odom for the regular updates and inspection reports that are shared with this planning board. Because of these regular updates, there is not a lot of new information to report during this meeting. All permits for Projects 3B and 4B are in, so once the contractors are complete with project with project 6 equipment can be mobilized into these project areas. Sisk continues to make progress and perform well. The winter and rain every third day is creating a few delays but nothing to be concerned about. We are still well within our time constraints. Please note that Strickland will be starting project 7 soon, they have it staked out and conducting preliminary work currently. David noted that even though these 4 projects will not be constructed simultaneously, we can anticipate them coming together very quickly as the construction activities will be conducted throughout these projects fairly seamlessly.

David also shared updates regarding project 8 bid opening and the County's added standard of the bidder's running ads for local sub contractors. Please note that all bids have fully complied with NCGS requirements, but all bidders have varied in the number of days that they have ran ads as requested by the County. Odom, Planner and County manager opted to re-bid Project 8 with all bidders fully verifying the time they ran ads, for all future projects. This re-bid opening will be soon as well as appear on the April Commissioners agenda. Meanwhile, project 9 will be advertised and bid opening in April with only 3 total projects remaining (10, 11 and 12) for grading then the final overlay of paving throughout the entire project. There is a connecting roadway that is technically a Phase 3 road which is not bonded, but should there be sufficient funds remaining, the board may need to consider further review/recommending construction of this roadway for ingress/egress of emergency vehicles as well as logical flow of traffic.

Adjourn – after a call for any questions or discussion Chairman Harrill called for adjournment; motion by Phillip Miller; second by Jim Huffstickler and unanimous vote.