

MINUTES OF THE RUTHERFORD COUNTY PLANNING COMMISSION

May 2014

Present: Ronnie Harrill, Chairman; Danny Wells, Secretary; Doug Atchley, Justin Conner, Dwayne Harris, Mike Parton, Danny Searcy; Blake Bostic; David Odom;

Absent: John Bittle, Jim Huffstickler, Phillip Miller, Amy Jenkins

Call to Order and Welcome by Chairman Ronnie Harrill, who led in prayer.

There was no meeting held for April 2014

Motion to approve the March 2014 minutes by Danny Wells, Seconded by Dwayne Harris and unanimously approved by committee.

New Business:

Woodridge Subdivision Revision: Request for final plat approval of an additional lot to this existing subdivision. Professional Surveying presented a plat, report and proposal of adding an additional lot to this grandfathered subdivision. According to this report this subdivision was established prior the County's subdivision regulations and has 60' private right of ways throughout along with asphalt roads in good condition which vary from 10 to 18 feet in width. (Please see the attached letter from Professional Surveying as part of these minutes). After hearing the report and reviewing the accompanying plat and historical data on Woodridge Subdivision, Mike Parton motioned to approve the additional lot contingent upon naming the access road to this new lot. Seconded by Doug Atchley with a unanimous vote by the board.

Queens Gap Water Service District: The Planner advised the board members that a public hearing has been set to establish a water service district throughout Queens Gap. The purpose of the service district is to offset the expenses of Broad River Water Authority to treat, flush and maintain the water mains and lines in this subdivision as planned to be built with the bond funding from the default developer. The intent is for this to be a temporary service district that goes away as build-out occurs throughout the Queens Gap development. The Planning staff will share copies of the hearing announcement and the Engineer's report with this board.

Old Business:

GreyRock update

David Odom reported that Grey Rock is nearing the end construction activities. The paving project recently completed now allows driving on asphalt from one end of the project to the other. Project 10 should be completed in early June and we will advertise to pave it along with the portion of Project 8 that hasn't been paved. Project 11 will start as soon as the waste material location has been finalized with the property owner and the HOA. Hopefully that can be finalized within the next week or two.

Queens Gap Update

Queen's Gap Project 1 should be completed by the end of May. We have had to revise the project schedule due to the delays from weather and the difficulties of Project 1. Projects 2 and 3 should proceed simultaneously once Project 1 is completed since we have two different contractors on this project. Also, the waterline plans should be submitted for approval within the next week or two. Plans are being finalized with BRWA and, once we hear back from the State, we will advertise and go to bid. This is a large project worth over \$4,000,000.

Community Grant Program –

The Project Manager noted that out of the 8 approved projects several had requested payment, and that he will contact the remaining projects to ensure that they will be complete by June 30 along with scheduling the 'after' pictures to include in the grant file. Thanks to this board for their support of this grant cycle and that they can expect another update during their June meeting.

Adjournment – With no other business Chairman Harrill declared the meeting adjourned.