

MINUTES OF THE RUTHERFORD COUNTY PLANNING COMMISSION
MEETING

Monday, November 21, 2011 – 9:00AM

Present: Ronnie Harrill, Chairman; Kim Warner, Vice-Chair; Danny Wells, Secretary; Dwayne Harris, John Bittle; Aaron Hutchinson; Amy Jenkins Phillip Miller; Jim Huffstickler; Mike Parton

Call to Order and Welcome by Chairman Ronnie Harrill

Began the meeting in prayer

Meet and greet new member Mike Parton

Minutes of last meeting are unanimously approved as mailed.

New Business:

No new business today

Old Business:

Greyrock Update: David Odom of Odom & Associates Engineering will be providing monthly updates on the progress of road construction for Phases 1 and 2 which has been funded by a settlement from the Bond Safeguard bond company via settlement with Rutherford County in the amount of \$15,200,000. Odom provided an updated schedule to the planning commission and noted that they had been worked with County for approx. 6 months supporting the legal process with engineering and estimates to reach the settlement. Odom working with County planner to get initial steps started toward the eventual construction process. Such as meeting with NC DENR, communicating with Army Corps of Engineers. Odom used a composite print of Greyrock Phases 1 and 2 noting drainage, stormwater, construction challenges and shared a very broad overview of what will be needed to start accomplish the road construction. He described in more detail the surveying, stream delineation, and engineering work to be done in this first quarter of the work done by the end of January 2012. He also described the importance of the stream delineation toward saving construction dollars for bridges that aren't necessary. NCDENR communicated to Odom and planner the importance of stabilizing the Greyrock Parkway in the development before winter sets in, and correcting a potential violation at the same time as stabilization is done. Odom is glad to coordinate this stabilization and does not have any concerns funding concerns for this work. Odom explained the opportunities for

local contractors and surveyors to have work in this development and the emphasis to include local business giving the every fair opportunity to earn some of the more than \$14M from this project in the next few years. Odom will be at monthly planning board meetings and try to provide some advance notes to share in each month's mailing.

Mr. Bittle asked how Duke Power and possible water system, etc. would be considered. Planner noted that he had met with the Greyrock POA president, Casey Henderson, and that the POA is very organized with multiple subcommittees working on various aspects of the development, one subcommittee will contact Duke Power and gather information. The POA and County will continue to meet/communicate on a regular basis and share information to merge timelines and other matters. The POA has been very helpful and continues to offer their help as needed to the County to expedite the process. Odom mentioned that if Duke approves and the POA provides the conduit it is very possible to include buried conduit for future wire pulling for electrical service. Odom also pointed out the best case scenario for future underground utilities would be to anticipate that those be installed in the shoulders post road construction. This is due to the regulations regarding public water, etc.

Lastly, Odom shared that a timeline for construction will be available very soon.

SUBDIVISION REGULATIONS: This Commission confirmed that before researching and recommending updates to the County's subdivision regulations to obtain Commissioner approval/direction to do this work.

Adjourn – Motion by Kim; Second by Aaron; unanimous vote to adjourn.