

MINUTES OF THE RUTHERFORD COUNTY PLANNING COMMISSION  
MEETING

Monday, October 17, 2011 – 9:00AM

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

Call to Order and Welcome by Chairman Ronnie Harrill

Began the meeting in prayer

Minutes of last meeting are unanimously approved as mailed.

**New Business:**

HERITAGE ACRES SUBDIVISION Phase 4: Surveyor Scott Bostic is representing developer Ronald Jenkins requesting final plat approval for Phase 4 of Heritage Acres which consists of 14.93 acres into 2 new lots, despite having seen two additional lots that were 10 acres and larger during the preliminary approval. This land is simply remaining undivided at this time and shown as such and could be a future phase of development. The two lots making up this phase abut the Sandy Run Creek and are 5.85 acres and 9.08 acres; (tracts 1 and 2). Surveyor pointed out that the floodplain boundary has a minor impact on these lots, but the large size allows more than ample room for construction. He also noted that the road "New Covenant Way" is constructed and complete to the cul-de-sac serving these two new lots. Motion by Kim Warner to grant final plat approval, seconded by Phillip Miller with a unanimous vote carrying.

MILLWOOD SUBDIVISION: Bryan Sommers property: Surveyor Scott Bostic informs this board that Mr. Sommers has a 20.58 acre parcel in Millwood Subdivision that he wishes to create a 4.03 acre lot leaving a 16.55 remaining acres. Bostic reports that there are no restrictive covenants or deed restrictions preventing further subdividing and that the 4 acre lot is consistent with a couple other lots in this development and would not be out of character. Mr. Sommers intent is to sell the 16 acres to a prospective mini-farm and retain the 4 acre lot for himself. There was some discussion among the members regarding private roads and how maintenance of private roads is a perpetual responsibility of the property owners utilizing the roadway. NCDOT's petition process requires newly adopted roads to meet their standards before being added to the State's maintenance system. Motion by Kim Warner to approve new lot as shown on the final plat, seconded by John Bittle with a unanimous vote in support.

**Old Business:**

Chairman Harrill asked for an update on the Greyrock Subdivision and the Planner outlined that Rutherford County reached a settlement with Bond Safeguard to receive \$15.2 Million to complete road construction in Phases 1 and 2 in the Greyrock development. Rutherford County had utilized Odom & Assoc. Engineering to establish estimates to complete this work that greatly contributed to the settlement figures, which should complete the work and aid the County's legal fees. Greyrock has a very involved POA that is eager to communicate and help the County as available to do so. This POA will meet with Planner and other County officials for more discussion on what to expect and Chairman Harrill and Vice-Chair Warner are invited to sit in on this meeting as well. Planner shared a copy of the letter that he shared with the POA during a recent annual meeting of the Greyrock POA. There was some discussion of the amount of roads and other concerns regarding infrastructure in this development. It was pointed out that Phase 3 has some property owners, but no valid bonds to create roads beyond Phase 1 and 2.

Subdivision Regulations Discussion: Planner anticipates County Commission Chairman adding this business to the November 2011 agenda for an official response regarding Commissioners interest in this board's work on potential amendments to the Subdivision regulations.

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