

MINUTES OF THE RUTHERFORD COUNTY PLANNING COMMISSION  
MEETING

Monday, September 19, 2011 – 9:00AM

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

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: Seeking preliminary approval, Surveyor Scott Bostic is presenting Phase 4 which consists of 44.33 acres into 4 new lots. Two of the lots are 10 acres and larger; (10.00 and 19.40 tracts 3 and 4), which is exempt from local regulations by N.C. standards. The other lots are 5.85 acres and 9.08 acres; (tracts 1 and 2). Surveyor pointed out the New Covenant Way is constructed and complete to the cul-de-sac, and this board discussed the bridge on the private drive would NOT be subject to the County's ordinance or this board's approval as it is a private drive. However, they emphasized to the surveyor that any further dividing of tracts 3 and four would indeed require a closer look at the bridge to include input from a NC professional engineer, etc. Motion by Jim Huffstickler to grant Preliminary approval, seconded by Kim Warner and unanimous vote carries.

**Old Business:**

Subdivision Regulations Discussion: Consider creating a sub-committee and meeting schedule to work this old business and report back to full committee with regular progress reports. This Commission would like an official response from the County Commissioners that they endorse this Commission to pursue revising and recommending amendments to the County's Subdivision Regulations. The intent would be to focus specifically on the guarantee and bonding language and seek precautions to protect the future owners in subdivisions and the County. If the County Commissioners approve this effort, planning members Kim Warner, John Bittle, and Aaron Hutchinson will join Planning staff as a subcommittee.

Planner pointed out that a public hearing would be at ICC later today regarding the announcement of a new industry coming to Rutherford County

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