

MINUTES OF THE RUTHERFORD COUNTY PLANNING COMMISSION
MEETING

Monday, April 18, 2011 – 9:00AM

Present: Steve Wright, Chairman; Ronnie Harrill, Vice-Chair; Kim Warner, Secretary; Marshall Atchley; Dwayne Harris; Phillip Miller; Danny Wells

Call to Order and Welcome by Chairman Wright

Began the meeting in prayer

Minutes of last meeting are unanimously approved as mailed.

New Business:

Surveyor Scott Bostic is presenting a sketch plan for this commission to comment on dividing 2.2 acres along Doggett Grove Rd. and adjacent to Doggett Grove Subdivision and Annie Roberson Rd. Discussion focused adequate access, road frontage, and lot size necessary for adequate septic repair areas needed by the health dept. The sketch plans reflected an option of either three or four lots from the total 2.2 acres. Planner noted that there are no restrictive covenants preventing this acreage from being further subdivided. Kim Warner motioned approval for the three lot sketch plan with Danny Wells second and a unanimous vote.

Planning Board training opportunity May 6 in Marion, NC. Please let Planner know if you can participate.

Old Business:

Subdivision Regulations Discussion: The idea is to reevaluate the long range vision and picture of Rutherford County and how the subdivision regulations impact that vision and whether any changes to this document are needed. This Commission agreed to openly brainstorm several ideas pertaining to the County's Subdivision regulations that could be looked at for possible improvement, clarification or reinforcement. Today this board chose for the brainstorming to focus on bonded development and raised the following ideas:

-Verify steps to release bonded funds; require a professional engineer (N.C) to submit a sealed progress report monthly, including a timeline of construction and makeup timeline for any delays to get back on schedule; Could the county require the developer to front funding to the County to obtain the engineer described above; Consider a penalty for no shows and no monthly report.; Clarify what specifically triggers calling the bonds; How can County get a

check when the bonds are called without litigation; Include language allowing staff or board members to accompany the engineer on the site inspection when creating the report; would it be prudent to have more 'face-time' with the bond company to create a rapport. There is some discussion of alternate ingress/egress within developments, whether NCDOT grants variances to their road standards, and how ridgetop protection would look in Rutherford County.

Chairman Wright noted that as this Commission air these thoughts along with others, that a public hearing and County Commissioner adoption would be required of any amended text. Dwayne suggested that more developers and citizens be invited to participate in the discussions as this process gets started. The entire board agreed with public input early and upfront. Kim asked if Staff could begin to share small segments of 'potential' changes based on these conversations; he also mentioned that he would be willing to help create these drafts. But any changes would be best managed in smaller pieces rather than a complete ordinance. This board agreed that this is a good approach on this matter, and that while the economy is slow would certainly be the opportune time as mountain development is unlikely for a while, and this board seeks to facilitate responsible development in the County.

Adjourn – Motion by Ronnie; Second by marshall; unanimous vote to adjourn.