

MINUTES OF THE RUTHERFORD COUNTY PLANNING COMMISSION
FEBRUARY MEETING
Monday, February 21, 2011 – 9:00 AM

Present: Steve Wright, Chairman; Harold Thompson; Mike Hager; Marshall Atchley; Phillip Miller; Dwayne Harris; Danny Wells and Danny Searcy, County Planner.

Call to Order and Welcome: Chairman Wright

Prayer: Danny Searcy

Minutes of last meeting Motion by Chairman Wright unanimously approved.

Old Business: Planner shared a brief update on the status of Greyrock, Queens Gap, and a brief note regarding Mountain Creek from last meeting. The planner reminded the board that Rutherford County has taken litigation against GreyRock's bond company, Bond Safeguard. To this date nothing has been resolved, but the planning office recently complied with a request to provide copies of Greyrock files and provide input for interrogatories on the case. As for Queens Gap, the bond company, Lexon, continues to raise issues with the called bonds and questions the application of SB831. Chairman Wright noted that the board members may find of interest recent news articles regarding the developer's name mentioned with the Bank of Asheville and withdrawals made from funds that may have been established for use in Queens Gap. Danny Wells requested that the planning office get an update from the Tax office on Queens Gap and report back to this board. The planner noted that last month Mountain Creek Subdivision received approval contingent upon provision for the electrical distribution through the development be made, paving be completed and a few specific plat notes be corrected, and that all conditions had been satisfied and final approval established and now filed with Register of deeds. Lastly, Planning reported that despite new large scale development being nearly absent from Rutherford County, there are current inquiries from expansion inside Cleghorn and a new development along Baber Rd., called Baber Forest that will soon be seeking final approval. It may be noteworthy that planning is seeing on average 1 to 2 minor subdivisions per month. Mike Hager asked for clarification on member (re)appointment to this commission; Chairman Wright answered that each Commissioner appoints/reappoints two members from their district annually.

New Business: This Commission has provided recent input that they would like to take a fresh look at the subdivision regulations to ensure that the regs. are appropriate and applicable to the needs and development potential of our County. The Planner shared hardcopies to all members noting that we can also take a look at the subdivision regs of neighboring counties if that interests them. Members shared some general discussion confirming the importance that the County continue requiring NCDOT Subdivision Construction Standards. Further discussion ensued regarding guarantees & bonding; Searcy noted a conference with the County Attorney, who noted that this Commission has full discretion to promote or limit phase sizes, and bonding amounts obligated at one time. NCDENR also has new limits in place that will have a large influence on this matter as well. Mike Hager reiterated the importance of requiring the electrical distribution be included, due to those costs now. Hager also mentioned the potential of windmills on ridge tops for alternative energy. Other possible areas to look at begin with the recommendation from the Health Dept. to increase the minimum lot sizes evenly in subdivision and mobile home parks to 30,000 sq. ft where no public water/sewer is available, 20,000 where only one public water or sewer is available and \$10,000 when both public water and sewer are available. This board has heard their presentation previously and are aware these are not requirements, but

recommendations because of the aged subdivision regulations were written when septic “repair area” was not a requirement. Currently when septic fields fail, there are occasions where lots are too small to create a new repair area. This commission also brainstormed some areas such as floodplain, bond verification steps, ridge protection, required green-spaces and other areas of the regulations and closed discussion in agreement that the next step is for each member to sit down with their copy of the regulations and begin to make notes of lessons learned from their experience on this board. In the upcoming meetings the goal is to work in collaboration to improve the standards and regulations for future boards and residents.

Adjourn – unanimous vote to adjourn.