

MINUTES OF THE RUTHERFORD COUNTY PLANNING COMMISSION  
MEETING

Monday, July 16, 2012 – 9:00AM

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

Call to Order, Welcome and Opening prayer by Chairman Harrill

Minutes of last meeting: Motion to approve by Danny Wells, second by Jim Huffstickler; unanimously approved as mailed

**New Business:**

TONGASS RIDGE: Planner communicated that Tongass Ridge is an existing Subdivision along Camp Creek Rd. The developer is requesting to convert 8 acres of common space into 5 new lots along the existing road and to reconfigure existing lots 13 and 14 with a minor shift to the property line. Surveyor Don McEntire represented the developer and described the request as a very straight forward survey with all aspects of the request having proper road frontage and complying with the County's Subdivision ordinance as a grandfathered road. Planner reiterated that this road does comply with the pre NCDOT standards as a grandfathered road. After minor review of the plat and minor discussion of this plat a motion to approve the plat was made by Danny Wells, seconded Kim Warner and a unanimous vote to approve.

**Old Business:**

GREYROCK Update from Odom Engineering:

Map displayed for a visual aid to point out the projects that have been graded, stoned, paved and totally completed as well as the projects that are partially constructed. Project 1 starts on the NorthWest end and starts today for the asphalt phase. Project 2 is underway with grading and stoning. The contractor has done very well with sedimentation, erosion control. They have installed several culverts and ensuring all other measures are properly maintained. DENR has been very pleased with how well these contractors have managed the S&E control. Odom described some difficulties and retaining walls along with stream crossings that will be challenging in the next phase. We will very clearly point out these items in the mandatory preconstruction meeting and have the bid opening in the next few weeks. Odom is also working with DENR to ensure that our schedule does not conflict with any restrictions to allow us to work the stream crossing due to all these streams being designated as trout streams. This will be handled with extreme care as not to create any problems. Kim Warner asked about the

paving plan clarification. David described the final phase of construction will be place a final inch or so of paving over all of the roads to include the existing roadway from Buffalo Creek to the dream home. Other questions such as where the stone is being trucked from and other encouragement to use local vendors to the best of our ability. Planner expressed appreciation to Odom & Staff for how well the Greyrock work is being handled.

**MISC:**

Greyrock: FYI, Planner described that Carolina Mountains Land Conservancy (CMLC) is interested in obtaining more of the Greyrock property in addition to the 1,600 acres previously acquired. They Greyrock POA apparently supports their efforts, but these discussions are very premature at this time and would still involve individual property owners from Phase 3 and multiple offices to include the bankruptcy court and the County's tax office as the delinquent taxes will have to be addressed.

Aaron Hutchinson communicated much respect and appreciation for this Planning Commission and Rutherford County while resigning with great dignity and grace due to personal reasons. The Board's Chair and Vice-Chair expressed their appreciation for Aaron's professionalism and their hopes to see him as a board member again soon.

Adjourn – after a call for any questions or discussion Chairman Harrill called for a motion to adjourn, Motion to adjourn by Kim Warner second by Jim Huffstickler, Unanimous vote.