

MINUTES OF THE RUTHERFORD COUNTY PLANNING COMMISSION
MEETING
Monday June 20, 2011 – 9:00AM

Present: Steve Wright, Chairman; Ronnie Harrill, Vice-Chair; Marshall Atchley; Harold Thompson; Dwayne Harris; Phillip Miller; Jimmy Huffstickler; Danny Wells

Call to Order and Welcome by Chairman Wright

Began the meeting in prayer by Chairman Wright

Minutes of last meeting are unanimously approved as mailed.

New Business:

CABIN CREEK Phase III: The Planner pointed out that the agenda had a type-o to the name which should be “Cabin Creek”; please make this correction and accept apologies for this error.

Cabin Creek Ph. 3 was approved as a preliminary last month. Surveyor, Steve Choun is here to field any questions. This phase is 7 new lots on approx. 6.5 acres. One question from last month was regarding the access to future development; that property will be accessed from Flynn Rd. Also, there is public water and the lots are more than satisfactory in relation to minimum lot size. This phase would be a grandfathered road from NCDOT standards, and surveyor will need to validate the percentage of grade on a sloping hill in the road. Danny Wells motion to grant final approval contingent upon the road certification, with Harold Thompson second and unanimous approval.

BABER FOREST Phase 1: This phase is 26 lots on 30.1 acres that had received preliminary approval in 2010. It has a little over 2200 linear feet of new road meeting NCDOT Subdivision Road Construction Standards, and we have the engineer’s letter supporting this. NCDOT will adopt this new road into their State system once their standard for the number of dwellings is met. This development has public water and septic on good size lots averaging 1 acre lots. Developer Joe Carson indicated that this development will be subject to restrictive covenants that he has registered. Motion for final approval by Jimmy Huffstickler with second by Danny Wells and unanimous approval.

HEARTHSTONE RIDGE Phase 7: This Phase is grandfathered from NCDOT standards, but contains the same high quality roads that Mtn Creek usually installs. It contains 40 lots on

approximately 101 acres. Each lot averages 2 acres with the smallest being 1.3 acres. Planner found no discrepancies with the site inspection or the plat examination. Developer David Myers indicated that this phase 7 will complete this subdivision which is situated between Hudlow Rd. and Lawing Mill Rd in the Union Mills area of Rutherford County. Motion for final approval by Ronnie Harrill with second by Jimmy Huffstickler and unanimous approval.

Before adjourning, Chairman Wright thanked and acknowledged those members leaving this planning commission. They are Mike Hager with 4 years, Marshall Atchley with 20 years, Harold Thompson with 25 years and Steve Wright with 26 years of service. The fellow board members expressed sincere appreciation for their years of dedicated service to Rutherford County as faithful Planning Commission members.

Adjourn – Motion by Marshall Atchley Second by Harold Thompson; unanimous vote to adjourn.