

MINUTES OF THE RUTHERFORD COUNTY PLANNING COMMISSION
MEETING

Monday, March 19, 2012 – 9:00AM

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

Call to Order and Welcome by Chairman Ronnie Harrill

Chairman Harrill began the meeting in prayer

Minutes of last meeting are unanimously approved as mailed

New Business:

Request from the Greyrock Homeowner's Association to consider reducing road widths throughout the development

Chairman Harrill described this request to reduce Greyrock Parkway paved width from the planned 20' asphalt surface to 18' and a reduction of other subdivision roads to be reduced from a finished width of 18' to only 16' of travel surface. Planner shared an overview of the formal written request that the HOA hired an engineer that estimates potential savings of approx. \$ 1 Million savings that if approved, they would like the County to put the savings toward the electrical distribution in the development. He noted that this request had been shared with the manager, legal counsel and emergency services for their input. The final decision will rest with the County Commissioners and the only input sought from this board today is regarding the road reduction requests to move forward as a recommendation. There has been discussion regarding delays affiliated with the engineering plans, Odom commented that one month would not be detrimental, but he has concerns for any greater delays. There has been discussion regarding the HOA providing proof of evidence of notice to every lot owner. The HOA's attorney provided written explanation of the HOA officers having the proper authority to make these decisions for the development. The County's road standards were described by the Planner, which pointed out that Greyrock is grandfathered to the County's current standard as they had recorded plats prior to July 1, 2006, when the new standards were adopted. The former standard did allow 16' roads. HOA President, Casey Henderson and sole resident of Greyrock, Bruce Baldwin were present for this meeting and Mr. Henderson described the local State roads leading to Greyrock being only 18' width average. He stated that the HOA prefers to have 80% of the roads completed and 60% of the power, in comparison to having 100% roads completed and no power installed. He expressed thanks to the County for

their work and effort both currently and prior to settlement with Bond Safeguard to make improvements at this development. Mr. Baldwin added that there is a renewed energy and excitement since the bond settlement and thinks that assistance with funding for the electrical is needed for that energy and excitement to continue. There are several owners literally waiting for roads and power to construct, and he's looking forward to seeing neighbors in the community and the obvious greater tax base for the County as build-out occurs.

Vice Chair Warner, inquired where the current road widths stemmed from; Odom advised from the existing Greyrock Parkway is 20' and the bond documents and prior engineering only apply to square footage of pavement, not specified dimensions of width. Mr. Bittle, added that he had measured several roads in the vicinity of Greyrock and Rumbling Bald being 18' wide. Other matters mentioned were if there are any concerns regarding NCDOT eligibility, which the HOA reps responded that they are aware that this road will not be eligible for other reasons, such as the gated entrance, grade percentage, and tight switchbacks in places. Also, how to handle Phase 3 owners wanting roads continued with bond money, instead of electrical distribution, and the HOA assured the board that will not be the case., and that they will handle all correspondence with Greyrock owners. Several board members indicated being supportive of the request, however if approved by the BOCC any funding shared toward electric would be post road completion as scheduled in mid 2014. Planner reminded that Odom felt ok with a one month delay if there is more research or answers they need to deliberate until their April meeting. Odom, clarified that we don't want to go two months, but one month should be ok. Mr. Henderson described some of the information from Duke Energy would be a mixture of overhead and underground power throughout the development, but that Duke was adamant that they are not interested in using any conduit placed underground during the road construction. Chairman Harrill asked if any more questions or discussion. Mr. Warner noted that it the remaining documentation will aid the BOCC in the final decision and and road widths, he makes a motion to allow the development's road widths to be reduced from 20' to 18' and 18' to 16' as requested by HOA, and as allowed in the grandfathered standards along with Odom's support of this request. Furthermore, this recommendation to the BOCC will include all the justifications as heard by this board. Seconded by Mr. Bittle with a unanimous approval.

Old Business:

GREYROCK Update from Odom Engineering:

Nearing completion of the design and ready to go out for bid for construction in the first project as well as submit application for the first DENR and USACE permits. Currently awaiting a resolution to the request by the Greyrock HOA's request to reduce road widths to determine

how to complete the final engineering plans to go to bid for contract quotes on project 1. Odom has contacted the HOA on another matter regarding removal of broken fencing and the potential location of some waste material and spoil piles that will be created during road construction. David described a couple of road alignment issues that they have been working through to make sure that the end product makes sense and is in good order. Meanwhile they have allowed for adequate space for future water lines and conduits accordingly. There are areas that call for 6' shoulders that may have to be reduced to 4' to comply with BMP (Best management practices) and proper construction. Still to do is finished measurements for stream crossings and any impacts and permits needed there. Clement Riddle is the environmental engineer assisting with those issues, and he does not anticipate any problems at this time. This Commission is excited to hear that construction will begin soon.

There are anxious contractors that look forward to working on the project or at least having a chance to bid this work. There are several appropriately licensed and qualified contractors that have specifically inquired about the informal bid process, but we have assured them that the proper statutes and laws regarding contracting will be closely followed.

Adjourn – Chairman Harrill called the meeting adjourned.