

MINUTES OF THE RUTHERFORD COUNTY PLANNING COMMISSION
July 28, 2009

Present:

Steve Wright, Chairman
Kim Warner, Secretary
Ronnie Harrill
Hicks Owens, Planning Director

Dwayne Harris
Jim Huffstickler
Phillip Miller
Danny Wells

Prayer, Steve Wright.

Approval of minutes, motion by Kim Warner.

- Officer Elections: 1) Chairman: Steve Wright, Motion by Kim Warner; seconded by Jim Huffstickler. PC voted unanimously.
2) Vice Chairman: Marshall Atchley; Motion by Kim Warner; seconded by Ronnie Harrill. PC voted unanimously.
3) Secretary: Kim Warner, Motion by Ronnie Harrill; seconded by Phillip Miller. PC voted unanimously.

Pinnacle Ridge South, Phase1-A. Inspection by County staff reveals that the grandfathered road is incomplete and the road sign has not been installed. After much discussion, Kim motioned to approve based upon contingency that developer complete the road to meet ordinance provisions of a grandfathered road and install the road sign for E-911 purposes and location—with the County Planner to reinspect; seconded by Phillip Miller. PC voted unanimously to approve with contingency.

GreyRock status information and update noting that this item is now being monitored by the BOCC and the legal system until further notice from BOCC.

Mobile Home Park roads and standards. This old business was discussed with no conclusion last fall. Discussion. Motion to table until County Planner can give some abbreviated options and a recommendation by Kim Warner; seconded by Danny Wells. PC voted unanimously to table. This will be added to next month's agenda.

Queens Gap, monthly report. Bill Lapsley and Keith Vinson, Consulting Engineer and New Owner, respectively. Map of entire development to date given to PC with roads highlighted which have not been completed. Taylor & Murphy Contractors from Asheville have started working on roads—have begun first on roads in lower left corner of map, working up and out the mountain. The annual premium on the Bonds is due in August and the county expects certification of renewal. Engineer has reworked construction totals for Phase 1 & Phase 3. Engineer also commented that there were only four (4) sold lots in Phase 3. These lot owners are being persuaded to move into Phase 1 by the developer—only one lot owner has held out, thus they hope to reduce construction costs for phase 3. Water system costs have

also been reduced since plans changed from BRWA to community wells. Sewer collection has gone up. Wastewater treatment has been reduced. Lapsley suggests leaving bond amount exactly where it is. Chairman Wright wants system plans to be given to Planning Department. Engineer agrees. Kim Warner notices that the engineering fees have been added into the 25% markup and wonders if these fees should not have been added into construction costs, then the 25% addition. Lapsley states that he does not think so. Will check with County Planner.

Watershed permitting update with no action required by the PC.

Meeting adjourned.