

MEETING OF RUTHERFORD COUNTY PLANNING COMMISSION

October 28, 2008—9:00 AM

PRESENT

CHAIRMAN: Steve Wright

Ronnie Harrill

VICE CHAIRMAN: Marshall Atchley

Dwayne Harris

SECRETARY: Jim Still

Jim Huffstickler

PLANNING DIRECTOR: Hicks Owens

Phillip Miller

COUNTY PLANNER: Danny Searcy

Harold Thompson

Mike Hager

Kim Warner

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Whispering Oaks MHP, Phase 2. There is no road sign at site and no indication of road name on plat. Surveyor will check on this. Dumpster is there on site. County requests confirmation from water provider. Surveyor states Town of Ellenboro has agreed to provide water and he has agreed to get us the letter for our files. With approval from committee today, owner may obtain MHP Construction Permit. Motion to approve contingent upon road name corrections by Jim Still; seconded by Ronnie Harrill. PC voted unanimously to approve.

The Ranches at Mountain Creek—Bridge and Road Variance, Revision. After brief discussion and questions, the applicant chose to withdraw this request at this time.

Queen's Gap, Recombination of 77 lots from last month—Engineered data and figures were not available at that time. Request for reduction of bond obligation since some of the work has been completed. New value would be \$10.2M rather than the original \$16M. Usually release bonds based on accomplished performance as noted in the county's ordinance. There is a difference in cost of road construction as some costs have increased while some roads have been removed. Removing these 77 lots will reduce roads, water and sewer lines approximately 2 miles. \$1.8M would have gone to BRWA just to pipe water mains to the site, and the developer seeks to utilize common wells as the source of a public water system. Chairman Wright noted that Queens Gap reportedly is 9 for 9 successful. He also added that the Board of Commissioners will have final say—but we want to be sure we have everything ready to go to them. Motion by Mike Hager to reduce the bond obligations for roads and sewer but not the water due to concerns of insufficient amount of sustainable water. Kim Warner sought to amend the motion clarifying that the partial reduction include the \$1.8M quoted to route the existing BRWA potable water source to the site until enough wells are drilled; seconded by Jim Huffstickler. PC votes unanimously to approve.

Retreat at Waters Edge received final approval a year ago. They are now in default with bond agreement. Need extension of bond or escrow to county. Developer states he will have roads paved before next planning meeting. Planner will work with County Attorney to resolve default situation. Board Secretary suggested to be sure that developer is aware of ability to recombine the lots into a single tract considering the current economy and how this action could save everyone many legal headaches.