

MINUTES OF THE RUTHERFORD COUNTY PLANNING COMMISSION
August 25, 2009

Present:

Steve Wright, Chairman
Marshall Atchley, Vice Chairman
Kim Warner, Secretary
Danny Searcy, County Planner
Hicks Owens, Planning Director

Ronnie Harrill
Dwayne Harris
Jim Huffstickler
Phillip Miller

Call to order and welcome, Steve Wright.

Opening prayer, Ronnie Harrill

Approval of minutes, Motion to approve by Kim Warner; seconded by Ronnie Harrill.

New Business: "Subdivision Regulations." Has been brought to attention of this commission that we need to consider revisions to current subdivision regulations.

Areas to consider revising:

1. Guarantee / Bonding. Queens Gap and GreyRock are two examples that utilized extensive and possibly excessive bonding in lieu of construction. The County may prefer to establish a maximum amount of bonding and guidelines of eligibility, minimum rating, etc of bond companies and guarantee holders
2. Consideration for site electrical distribution, public water when available, etc.
3. Steep slopes/ridge protection.
4. Lot sizes/elevation.
5. Natural Resource preservation

Commission will think about these ideas and will revisit this subject at next meeting.

Planner to begin research for future reports to this commission on these subjects.

Old Business: Mobile Home Park roads and standards—Have had 4 new parks in past 5+ years (Dobbinsville-9 lots; Guffey Rd-5 lots; Chilly Bowl Rd-6 lots; and most dense Hudgins MHP- 30+ lots off Broyhill Rd.) At present, our ordinance calls for a layer of gravel 20 feet wide with no depth requirement. Minimum lot size varies from 6,000 – 15,000 square feet depending upon public water/sewer availability. Spacing between homes is no less than 20 feet. If new standards are adopted it would only apply to new MHP's leaving any established MH parks grandfathered to the current standards. After much discussion, this commission unanimously approved the motion stating "not to revise the current MHP Road standards"—adding we don't believe the present economy

justifies any changes that would increase costs for development. Motion by Kim Warner; seconded by Ronnie Harrill. PC members unanimously approve.

Project report from William Lapsley, P.E., representative for Queens Gap:

- Phase 1. Progress at site is about 30% completion of roads. Some progress is being made, but is slow and steady with recent rains. Water/sewer still in design. Friday, August 21, was due date for bonds renewal. Commissioners were proceeding with calling bonds when the developer came through at the very last minute renewing the bonds with Lexon. Copy of Senate Bill 831 was given to commission: This bill approved by N.C. Governor Purdue authorizes developments and building projects to continue construction through December, 2010. However the County should continue monitoring and ensure that the bonds remain current.
- Phase 3. Mr. William Lapsley informed this commission that Queens Gap is working to trade all sold lots in Phase 3 into phase 1 lots so that they could “delete/recombine” the lots in Phase 3 as presently recorded with the Register of Deeds and discontinue work/bonds on it until phase 1 is finished. All but one lot is successfully traded into phase 1. The owner of lot 299 has not responded. Developers are still trying to contact him, but in the interim suggest building a 50-ft ROW for a gravel road and provide this lot with well/septic within next 30 days then submit request to recombine the lots essentially deleting Phase 3 until the market returns. The Phase 3 Bond expires September 27, so this would have to be accomplished quickly for approval process to be complete before bond renewal deadline. Warner states we could not possibly give this approval without express written consent from that one lot owner. This Commission concurs unanimously. Chairman noted that we will expect to hear from him regarding this issue at September 22 meeting since the Phase 3 bond renewal deadline is September 27.

Meeting adjourned.