

MINUTES OF THE RUTHERFORD COUNTY PLANNING COMMISSION  
October 27, 2009 at 9:00 AM

Present:

Steve Wright, Chairman; Marshall Atchley, Vice Chairman; Kim Warner, Secretary; Ronnie Harrill; Jim Huffstickler; Phillip Miller; Dwayne Harris; Danny Wells; Mike Hager; Danny Searcy, County Planner; Hicks Owens, Planning Director

Invocation, Ronnie Harrill.

County Planner is gathering information from neighboring counties and N.C. Community Assistance office for possible model subdivision ordinance for mountain areas--in addition to addressing bonding. He hopes to have some ideas for November meeting. Kim Warner states that November will be a good time to further consider if a subcommittee is needed. Chairman suggests that PC consider limiting bonding to one phase at a time.

Project reports—Bill Lapsley—Queens Gap progress report. Utilizing two contractors with one building roads and the other working on erosion control issues in phase 1. (See attached sketch plan)--“completed” means primary roadbed construction and first graveling... not truly complete with paving. Water/sewer design is practically complete; anticipate submitting to State permitting process soon. Kim Warner suggests that the current progress reporting is inadequate: recommends more info from engineer to include: the current percentage of total project completion, estimated completion date, unscheduled delays ( rain days), whether on schedule to finish, etc. and what is being done to get back on schedule... Mr. Lapsley agreed. Chairman Wright asked whether there are DENR issues--Lapsley admitted that there are which is why the second contractor is working separately on S&E control throughout Phase 1.

Phase 3—last landowner has agreed to swap his lot for a comparable lot in Phase 1. Once that is finalized in writing, QG will request to recombine Phase 3, indefinitely postponing that portion of development, and will request release of the Phase 3 bonding guarantee. All bonds are currently valid.

September minutes—Motion to approve by Mike Hager with Kim Warner seconding. All members approve. Kim Warner makes a motion to adjourn with Mike Hager seconding.