

MINUTES OF THE RUTHERFORD COUNTY PLANNING COMMISSION
August 26, 2008—9:00 AM

PRESENT

CHAIRMAN: Steve Wright	Mike Hager
VICE CHAIRMAN: Marshall Atchley	Ronnie Harrill
SECRETARY: Jim Still	Dwayne Harris
COUNTY PLANNER: Danny Searcy	Jim Huffstickler
PLANNING DIRECTOR: Hicks Owens	Phillip Miller
	Harold Thompson
	Kim Warner

Approval of July Minutes.

Request for late addition: Dobbins MHP did not have all the requirements met for inclusion on the agenda last month and wishes to be added to this month's agenda. Motion to amend agenda adding Dobbins MHP by Mike Hager; seconded by Marshall Atchley.

Queen's Gap, Recombination of 77 lots (2 miles of infrastructure) throughout Phase 1 with possibility for some of the bond (water/sewer/roads are currently bonded) to be released. Required engineer to look at site and assess a value for the work in the revised Phase 1 with credit of already-completed work. There is a minor discrepancy in the numbers, but engineer is working on this. County Planner recommends the phase be recombined, but asks that the bonding changes wait until completion of engineer study. Lot 209 is the only lot with any access issue—this lot will be losing road frontage indefinitely, but the lot owner authorizes this via his signed acknowledgement to utilize a platted R/W abutting the south side of lot 209. The current completion date for the bonded performance is June 30, 2009, with a value of \$16M obligated. Burt Baine states that with \$2.5M saved in the redesigned sewer system and \$2.5M road construction reduction/credit that he requests the bonded amount be reduced to just under \$11M obligated amount. Burt Baine from Queen's Gap also states the reasons for this request of recombination are: 1) Reduction in bonding 2) Ability to offer a more orderly progression of infrastructure for current landowners which are somewhat spreadout. Motion to approve revised plat to supercede previous plat contingent upon final engineering totals for bond reduction to be finalized by the planning staff by Mike Hager; seconded by Jim Huffstickler. Planning Commission voted unanimously to approve.

Pinnacle Ridge South, Phase 1A, Preliminary. Mike Hager abstains from voting and discussion on this agenda item because he represents the seller of this property. This preliminary would include the construction of one new grandfathered road

approximately 400' in length accessing 3 lots totaling 13 acres in compliance with both the county's ordinance and the current restrictive covenants of a minimum lot size. The new road "Spray's Way" is contained by a 60 ft R/W. Motion of preliminary approval by Marshall Atchley; seconded by Ronnie Harrill. Planning Commission voted unanimously to approve.

Health Department project coordinators for the district, Kevin Rogers and Vince Manzi, are here to discuss minimum lot sizes in County. Presently, the health dept requires approximately 20,000 SF for a residence. With increased regularity the health dept finds the soil unsuitable to include a well, septic and repair area at such a small size. They suggest we require 30,000 SF of "usable" soil to be certified by a soil scientist at the beginning of the subdivision process. They feel it would be advantageous for the developer to know the unusable lots before final lot lines are drawn. Our ordinance accepts clustering of homes with large common septic system, but health department does not like this for various reasons—if 50 homes share septic system and hurricane, for example, comes through, someone would have to pay for this expense plus 50 homes would be without septic, making this quite urgent. Health Dept wishes to have layout ready with preliminary visit, but this is not always feasible. This includes all three of our county ordinances dealing with soil--Watershed, Mobile Home Park, and Subdivision ordinances. Currently the ordinance requires that the developer trade for a similar lot when the sold lot fails the health dept. permit. After some discussion, County Planner suggests members of PC review this material and re-visit the subject at a later date, possibly next month along with mobile home park standards at the September meeting.

Progress Report by GreyRock, Chad Treadwell. Land Resources has closed 6 sales offices in 8 of their communities to trim down expenses. Word went out to their counties and landowners. Banks have put a hold on the money they can borrow to make further improvements, but they have not met with Land Resources management yet. Should be able to report something on meeting with bank by first of next week. Have had to purchase a couple of the lots back from GreyRock landowners due to moving of road. Kevin Hutchinson, along with owner, and Chad Treadwell are fielding the calls from landowners. They will get something out to landowners as soon as bank meeting is held and there is something to actually report. Everyone is in holding pattern right now as they just don't know. There are \$41 million in bonds to finish the three phases. Many landowners are in panic mode and are calling. Planner reminded PB that the developer is in default of the January-June agreement, due to having not signed the extension to December 2008. Planner asked Mr. Treadwell, "What is keeping Land Resources from signing new agreement?" Response: The unknown in relation to finances—this would take them through December and they just do not know about money right now. Thus, they cannot sign new agreement yet. Planning Department is receiving many calls

and we are reminding callers to keep Land Resources is accountable for the development as well as information. Two homes are currently being constructed--both near the west gate. Duke has agreed not to look for costs from Land Resources for lots off GreyRock Parkway. There is one section where they are rerouting parkway in which Duke is rerouting lines to go ahead and make connection for several lots. This would only be temporary until Parkway is completed in that section. Land Resources will f/u with Planning Dept after meeting with banks on Thursday.

Bruce Dobbins MHP. This MHP is in a protected watershed area, so density and lot minimums are greater than stated in the MHP ordinance—20,000 rather than 15,000 SF per lot. Surveyors states one of these lots (#7) did not perk, failing septic approval, so this "lot" will either be deleted or will be used as common area (developers prerogative, but will not be delineated on plat). Need to add dumpster site and owner phone number. Motion to approve with notation of lot #7 being taken off, dumpster site notation, and owner phone added by Jim Still; seconded by Mike Hager. PC votes unanimously to approve.