

MINUTES OF THE RUTHERFORD COUNTY PLANNING COMMISSION  
September 22, 2009

Present:

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

Mike Hager  
Ronnie Harrill  
Dwayne Harris  
Jim Huffstickler  
Phillip Miller

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Call to order and welcome, Steve Wright.  
Opening prayer, Ronnie Harrill  
Approval of minutes, Steve Wright.

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Heritage Acres, Phase 3, 9 lots on 11½ acres. This is a grandfathered s/d. Road is actually in better shape than most of our grandfathered standards. County Planner states this s/d road meets or exceeds the County's pre-DOT standards. There are a couple of typographical errors in plat notes which surveyor states have been corrected on mylar. Developer wants to start numbering lots again with 1 ( Phase 1, Lot 1,2,3... Phase 2, Lot(s) 1,2... Phase 3 Lot 1,2,3,...). This was acceptable as long as this is clearly depicted at the Register of Deeds and on the closing papers, stated Chairman. The Lots along Abundant Life Rd. meet centerline of road for boundary. Motion to approve by Kim Warner with same contingency regarding numbering of lots as outlined above; seconded by Mike Hager. PC voted unanimously to approve.

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Old Business, Review of subdivision regulations. County Planner continues to research items of interest, i.e. guarantee/bonding, steep slopes, and public infrastructure, from other counties. Mike Hager wonders if we should require an engineering firm to weigh in during the bonding process to actually track progress of how much gravel, how deep, etc. Kim Warner revisits his question from an earlier meeting which County Planner could not attend regarding the engineering firm totals being added before or after the 25% markup. Mr. Searcy states that Mr. Warner was correct, in that this fee should be included in the bonded totals.

Project Reports, Queens Gap, Phase 1 monthly report. Mr. Lapsley could not be here this month, but submitted a progress report. Road construction progress is approx. 5% per month with steady improvement on the site. Water/sewer still in design-expects to have water plans into state by end of month and sewer into state by December. Annual premium for Phase 3 bonds should be paid this week unless they have the signature of the last lot owner. Mr. Warner wonders if we cannot be more firm with timelines and suggests that if ample progress for December, 2010 deadline is not shown that we send them a letter stating bonds will not be renewable after this.

Motion to adjourn by Kim Warner; seconded by Mike Hager.