

MEETING OF RUTHERFORD COUNTY PLANNING COMMISSION
November 25, 2008—9:00 AM

PRESENT

CHAIRMAN: Steve Wright

Dwayne Harris

VICE CHAIRMAN: Marshall Atchley

Jim Huffstickler

PLANNING DIRECTOR: Hicks Owens

Phillip Miller

COUNTY PLANNER: Danny Searcy

Harold Thompson

Mike Hager

Kim Warner

Queen's Gap, Phase 3 Recombination. Developer wishes to reduce number of registered lots in this phase and reduce bonding amount—Currently Phase 3 has 52 lots. This request is to retain only the front 26 lots, recombining the other 26 lots back into the parent tract. The request is also to reduce the amount of bonding from \$3.36 million to \$2.39 million for the decreased amount of infrastructure to be guaranteed. Mr. Kim Warner made a Motion for this request to generate further discussion. During the discussion this commission noted that 80% of this reduction was based upon the removal of water main piping no longer needed if using an on-site water source. Mr. Mike Hager noted that the County has not been assured of a sustainable water source on-site and suggested that this board not undermine the county commissioners in this matter. This commission agreeing allowed the motion to die for lack of a second. Planner suggests that the developer provide the certifications necessary that validate the on-site sustainable public water source before seeking further requests. Jonathan Hollifield, P.E. engineer for the project concurs.

Next meeting is scheduled for the week of Christmas. Due to this the December meeting will be postponed one week to December 30th.

Meeting adjourned.