

MINUTES OF THE RUTHERFORD COUNTY PLANNING COMMISSION
January 20, 2009

Present:

Steve Wright, Chairman
Marshall Atchley, Vice Chairman
County Planner: Danny Searcy
Planning Director: Hicks Owens

Ronnie Harrill
Dwayne Harris
Jim Huffstickler
Phillip Miller

Approval of November Minutes.

Cove Springs, Lot 6 Revision. Lot owner wishes to further subdivide his lot into four smaller lots. Restrictive subdivision covenants do not address this. There is no POA or HOA. PC normal process is to require 45-ft ROW and continue same subdivision character. Gravel is continued with no other problems, according to County Planner. Motion to approve by Marshall Atchley; seconded by Jim Huffstickler. PC members unanimously approve.

Retreat at Waters Edge, previously in bond default. Developer has had no lot sales and wishes to recombine s/d into six lots, turning this into a minor subdivision. Will seek to release letter of credit for roads. Motion to approve by Marshall Atchley; seconded by Ronnie Harrill. PC members unanimously approve.

Ranches at Mountain Creek, Phase 1 update and LOC release. Planning Department has received letter describing how s/d meet criteria except for a small stretch of road which will be allowed to exceed 12%. Certification by engineer to release letter of credit in the amount of \$186,000. County Planner states roads look good. Motion to release by Marshall Atchley; seconded by Dwayne Harris. PC members unanimously approve.

Other business: Queen's Gap. Have begun to get letters RE Queen's Gap. People are eager to build and are eager to have infrastructure built. Want to see County hold Queen's Gap to their completion dates RE infrastructure. Have had three years to build roads and watersystem. Will keep this in mind. Engineer and Queen's Gap spokesmen should be at next meeting or two with timelines, etc. RE well system: Need 104 GPM of water, plus 104 GPM in storage for backup, according to the engineer.

"Planning Board Basics"— Several PC members went to the last planning workshop. The same people are going to do another workshop next month in Morganton and any PC member can go if interested—Friday, February 27. Have given out by-laws and terms of appointment for Planning Commission members.