



Planning Board Agenda

Thursday, October 14, 2010, 5:00 p.m.
Bryant Womack Justice & Administration Center
40 Courthouse Street
Columbus, North Carolina 28722

- I. Call to order

- II. Approve Agenda

- III. Approval of Minutes

- IV. Water Supply for Subdivisions

- V. Other Business

- VI. Adjournment



Planning Board Minutes

Thursday, September 9, 2010 5:00 p.m.
Bryant Womack Justice & Administration Center
40 Courthouse Street
Columbus, North Carolina 28722

Members Present: Bill Ennis, John Hansborough, Wayne Horne, Lisa Krolak, Harry Petersen

Member(s) Absent: Lee Bradley, Mike Stone, William Deck

Staff Present: Cathy Ruth, Ange' High

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- I. Call to order
Bill Ennis called meeting to order.

 - II. Approve Agenda
John Hansborough made a motion to approve the September 9, 2010 Planning Board Agenda.
Harry Petersen seconded. All in favor

 - III. Approval of Minutes
John Hansborough made a motion to approve the July 8, 2010 meeting minutes as written.
Wayne Horne seconded. All in favor

 - IV. The Farms at Mill Spring, Phase 4, Security Release Request
The Farms at Mill Spring Subdivision has requested the release of \$26,531.25, the security held in escrow by Polk County for road completion in phase 4. Cathy Ruth presented the plat and stated that the road has been completed and approved by the County.

Wayne Horne made a motion to approve the release of \$26,531.25 that was held as security for completion of the road in phase 4 of The Farms at Mill Spring. John Hansborough seconded. All in favor

 - V. Water Supply for Fire Protection in Subdivisions
The Board of Commissioners requested the Planning Board give further review to the subdivision ordinance in reference to water supply and fire protection per request from Bill Smith at the August 2, 2010 Public Hearing on the Ordinance Amending the Subdivision Ordinance. He proposed that the text of the ordinance be replaced to state the following, "*The fire water supply for all subdivisions with any lots further than 1,000 road feet from any recognized fire hydrant shall have an approved, recognized water supply with dry hydrants or sprinklers. The approval authority shall be the NC Department of Insurance, Office of State Fire Marshal. A public protection class of 8 or less shall apply.*"
Cathy Ruth told the Board that she has spoken with Davie Summey the fire rating inspector for Western North Carolina from the North Carolina Department of Insurance Office of State Fire

Marshal. He explained that there are several factors in determining the fire rating for a district. The rating system is based on a 100 point scale:
10% Communications/Dispatch, 50% Fire Equipment/Fire Station/Training, 40% Water Supply.

The minimum water supply requirements to receive an 8 rating or below is as follows:
The water supply must be able to deliver 250 gallons per minute within a district for two hours. This requires 30,000 gallons of water minimum to be used for fire protection.
The water supply must be from a certified water point (Certified by the State)
The water points may be shared, if they are no further apart than 1.5 miles by road.

The current ISO ratings for fire districts in Polk County are:
Columbus 7/9, Green Creek 9, Mill Spring 9, Saluda 7, Sunny View 9, Tryon 5/9.
(The towns have 2 districts one regular, one rural).

Mr. Summey said that the first step to receive a lower rating is to request an evaluation from the Office of State Fire Marshal. At this time, no request for evaluation has been received by his office for any fire district within Polk County.

Mr. Bill Smith, who made the request to the Board of Commissioners was present at the Planning Board meeting for questions. The Planning Board requested that this topic be discussed further at the next meeting and that the local fire chiefs be invited to attend the meeting, as well as any other experts that may help better explain the topic.

Lisa Krolak made a motion to further discuss water supply for fire protection in the subdivision ordinance at the next meeting with available experts. John Hansborough seconded. All in favor.

VI. Other Business

- Next Unified Development Ordinance Committee meeting will be held on Thursday, September 23, 2010, 7:00 pm at the Senior Recreation Center. All Planning Board members are invited and encouraged to attend.
- The following Planning Board member's term will expire October 31, 2010: William Deck, Bill Ennis, John Hansborough, and Wayne Horne
As stated in Section 2 of the Polk County Planning Board Ordinance "Current members or previous members who have served on the Planning Board at any time within the previous year shall be eligible for reappointment to one additional three-year term. Members appointed to serve an additional three-year term shall thereafter be ineligible for reappointment for a period of one year after their separation date from the Planning Board."
Wayne Horne is the only member eligible for reappointment. Applications are currently being accepted and Mr. Horne will need to reapply to be considered.
- The November 18, 2010 Planning Board meeting will be held at the Polk County Library, 5:00 pm. The UDO meeting will follow, 7:00 pm. at the same location.

VII. Adjournment

John Hansborough made a motion to adjourn. Harry Petersen seconded. All in favor.

From: Cathy Ruth [mailto:planning@polknc.org]
Sent: Friday, September 10, 2010 10:35 AM
To: Summey, Davie
Subject: planning board meeting

Hey Davie,

Well, I did my best to explain everything last night and I believe they understood. Thanks for your help. Would you be available to come to our next Planning Board meeting on October 14, Thursday at 5:00 p.m. for additional questions? They wanted to hear your opinion on incorporating this into the subdivision ordinance and if other communities have done this as well. We were going to invite some of the fire chiefs to talk to them as well.

One point that came up last night was, why the fire districts haven't applied for ratings and one of the members of the audience, stated that he understood that once you apply there is a six month wait and then there is a time period before you can reapply. I wanted to check with you.

Thanks,

Cathy Ruth

From: Summey, Davie [mailto:Davie.Summey@ncdoi.gov]
Sent: Friday, September 10, 2010 11:14 AM
To: Cathy Ruth
Subject: RE: planning board meeting

Yes that is correct as we stay scheduled out 4 to 6 months. Then they have up to 12 months to correct any issues that may have come up during the survey process. If they want to reapply it would depend on where they scored out in the first one. If they were close to the next lower rating and show improvements then it could be done fairly quickly, but if they are not close to the next lower rating then it would take them a while to get all the things done and would probably be 5 years before they get redone.

I am at Air Pack School at Gaston College the entire week of October 11th, so I couldn't make the meeting on the 14th.

Hope this helps, When is the one after that?

Davie

Chief

The Board of Commissioners has requested the Planning Board look into reducing the ISO ratings for rural fire districts in the county by addressing requirements in the Subdivision Ordinance. The Planning Board discussed this issue at their September 9, 2010 meeting. At that time, a motion was made to further discuss the topic and to invite the local fire protection authority to the next meeting.

We request your attendance and input at the meeting. The meeting is Thursday, October 14, 2010 at 5:00 pm., held in the Commissioners Chamber in the R. Jay Foster Hall of Justice Womack Building, located at 40 Courthouse Street, Columbus, NC. Please let us know by October 6, 2010 if your department will be represented, so we can include this information on the agenda.

If you have any additional questions, please don't hesitate to call. Thank you.

Sincerely,

Cathy Ruth
Polk County Planner