



Planning Board Agenda

Thursday, December 9, 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 from October 14, 2010

- IV. Approval of Minutes from November 18, 2010

- V. Water Supply for Subdivisions

- VI. Other Business

- VII. Adjournment



Planning Board Minutes

Thursday, November 18, 2010 5:00 p.m.

Polk County Library, Meeting Room

1289 W. Mills Street

Columbus, North Carolina 28722

Members Present: Lee Bradley, Harry Petersen, Emily Clark, Lisa Krolak, David Smith, Mike Stone, and Susan Welsh

Member(s) Absent: Wayne Horne

Staff Present: Cathy Ruth, Ange High

- I. Call to order
Lisa Krolak called meeting to order.
- II. Approve Agenda
Lisa recommended adding an item to the agenda entitled Planning Board Procedures.
Emily Clark made a motion to approve the November 18, 2010 Planning Board Agenda with the addition of item IIa. Susan Welsh seconded. All in favor.
- IIa. Planning Board Procedures
Lisa Krolak introduced the new Planning Board members and explained the meeting schedule and protocol. Each member in attendance introduced themselves and gave a short introduction.
- III. Approval of Minutes
Lisa Krolak requested the approval of the October 14, 2010 meeting minutes be postponed until the recording of the meeting is further reviewed. She recalled that some of the fire chief's had made a recommendation pertaining to what they would like sent to the Unified Development Ordinance(UDO) committee, and if that is the case, then it should be included in the minutes. The Planning Board agreed and the October 14, 2010 minutes will be put back on the agenda for the next meeting to be reviewed.
- IV. Derbyshire Subdivision Phase 1 C- section 1
Brian Carroll presented the plat for final approval for phase 1 C - Section 1. He explained it contains 5 lots in the cluster section of the subdivision, and the roads have been approved by the Polk County Building Inspector. Mike Stone made a motion to approve Phase 1 C - Section 1 of Derbyshire Subdivision for final approval. Harry Petersen seconded. All in favor
- V. Other Business
 - Approval of 2011 Planning Board Meeting Schedule
Susan Welsh made a motion to approve the 2011 Planning Board meeting schedule. Lee Bradley seconded. All in favor.

- Certified water sources in major subdivisions.

After reviewing the information discussed at the last Planning Board meeting, it was decided to add this topic to the agenda for the next meeting. At that time, the Board will decide what recommendation should be made to the UDO Committee concerning this issue.

- Permit Extension Law.

At Lisa Krolaks request, Cathy Ruth explained the new extension to the 2009 permit extension law. She further explained that the Board of Commissioners may choose to opt out of this new extension, but they must do so by December 31, 2010.

- Planning Board Training

Cathy Ruth told the Board that a training session with the County Attorney will be scheduled within the next few months, and that the Planning staff will keep them advised of other training opportunities throughout the region.

VII. Adjournment

Susan Welsh made motion to adjourn. Lee Bradley seconded. All in favor.

DRAFT

Recent Planning Board Discussions on Water Sources in the Subdivision Ordinance:

Planning Board Minutes Thursday, March 11, 2010

Subdivision Ordinance

Bill Smith, Polk County resident and retired engineer, made a presentation to the Planning Board requesting a change to the Subdivision Ordinance that would require new developments to have a certified water source for fire protection. He explained how this feature affects the County's ranking and insurance rates. Bill Ennis read the current subdivision ordinance regarding fire protection; Section 513.3, *In subdivisions where there is an existing or proposed pond feature a dry hydrant shall be provided for area fire protection wherever possible.*

Mr. Smith said he feels that the current language is more of a suggestion and he would like it to be a requirement. Lee Bradley was concerned that there may be areas within Polk County where creating a water source would not be feasible, such as the steep slope areas. Bill Ennis suggested that the Planning Board look into the issue further, and research how other rural jurisdictions handle this issue. Cathy Ruth suggested moving the topic to next month's meeting. Bill Ennis made the motion to have the Planning Department research what other rural counties are doing and to move this topic to next meeting. Wayne Horne seconded. All in favor.

Planning Board Minutes Thursday, April 8, 2010

Subdivision Ordinance - Certified Water Source

Cathy Ruth told the Board, that as they had requested at the last meeting, the Planning Department gathered information from surrounding rural counties regarding the requirement of a certified water source within subdivisions. From the research done, no other jurisdiction require a certified water source, unless an existing source is available. She referred the Board to an implementing strategy relating to this topic from the Comprehensive Plan, *1.38 to require that all necessary infrastructure firefighting capability/capacity be provided in new subdivisions and nonresidential developments.* She also reviewed with the Board, the Mitigation Activity already in place within the County's Hazardous Mitigation Plan, *to locate and map existing water sources within Polk County,* and to have them listed so that firefighters would have access to them. John Hansborough made a motion to leave the text in the current subdivision ordinance regarding fire protection, the same with the exception of changing the word wherever to whenever. *Section 5.13, In subdivisions where there is an existing or proposed pond feature a dry hydrant shall be provided for area fire protection ~~wherever~~ whenever possible.* Lee Bradley seconded. All in favor.

Recent Planning Board Discussions on Water Sources in the Subdivision Ordinance:

Planning Board Minutes Thursday, September 9, 2010

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 7/7, Sunny View 9, and 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.

Recent Planning Board Discussions on Water Sources in the Subdivision Ordinance:

***Draft Planning Board Minutes Thursday, October 14, 2010**

Water Supply for Subdivisions

Bill Ennis gave an overview of the September 9, 2010 meeting discussing the topic of water supply for fire protection in subdivisions. Fire Chief's in attendance: Joey Davis-Tryon, Geoff Tennant-Columbus, Tarrence Randolph-Green Creek, and Marty Mc Guinn-Sunny View.

Topics of discussion:

- Cooperation among fire departments
- Fire rating system process
- Equipment capability
- Road access to water supplies
- Determining locations of existing water supplies
- Alternative water sources, cisterns, dry ponds, etc.
- Fire sprinklers in single family residence
- Rural, mountainous terrain
- Private driveways, homeowner responsibility
- Ongoing maintenance and cost
- Certifying water sources, existing and new

Bill Ennis explained that our current Subdivision Ordinance is going to be absorbed into the Unified Development Ordinance, which is in the works right now with a steering committee. He feels that the Planning Board, at this time, should not make any changes to the ordinance and let the UDO committee review the subject matter for major subdivisions. The Planning Board decided to consider all the information they heard tonight, but to make no motion at this time.