



20/20 VISION PLAN ADVISORY COMMITTEE (VPAC) MEETING  
October 20, 2009 - MINUTES  
5:30 PM  
POLK COUNTY LIBRARY  
COLUMBUS, NORTH CAROLINA

1. CALL TO ORDER  
Jim Carson called the meeting to order.
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL  
Jim Carson completed the roll call. See attached sheet for more information.
4. APPROVAL OF AGENDA  
Hal Green made a motion to approve the Agenda. Evangelena Barber seconded.  
All in favor.
5. APPROVAL OF MINUTES FOR THE OCTOBER 6, 2009 MEETING  
Susan Welsh made a motion to approve the minutes as presented. John Walters seconded. All in favor.
6. STAFF COMMENTS –  
Kipp McIntyre spoke to the Board about the affordable housing study group being assembled as requested by the Polk County Board of Commissioners.
7. PUBLIC COMMENT (10-minute limit) - none

## 8. OLD BUSINESS –

- Dale Holland continued from last meeting, presenting the Policies and Implementing Strategies section of the Comprehensive Plan to the Committee. They reviewed and discussed pages VII-17 to VII-25:

### I. Economic Development VII-17 to VII-20

Policies: P.62 to P.69

Implementing Actions: I.60 to I.67

Board Discussion:

- Support of the Art Community
- An example of service peoples income in contrast with the affordability of housing within the County
- The idea of adding housing as an employment benefit
- Polk County as a "bedroom community"
- The issue of "McMansions"
- The need for emphasis on animal sciences
- Expansion of the agricultural and equine industries
- Farmland Preservation- VII-19
- Balance with growth and conservation
- Conflict with State data on agriculture
- Change updating plan every two years instead of every five years

### II. Community Services and Facilities VII-20 to VII-22

Policies: P.70 to P.78

Implementing Actions: I.68 to I.77

Board Discussion:

- Impact fees
- St. Luke's expansion
- Senior Centers and Adult Daycare

### III. Land Use Plan Administration VII-22 to VII-25

Board Discussion:

- Revision of first paragraph Land Use Plan Administration pg VII-22
- Definitions and Conflicts in Land Use Sectors
- The balance of encouraging Cluster development with preserving the terrain (Green Space change sidewalks to not preferred)

- Dale Holland discussed residential density objectives for the land use sectors. This will be a guide in creating regulatory documents for the County.

Board Discussion:

- Conditional Use Permits
- Affordable Housing as a use condition
- Lot size minimums in comparison of units per acre
- Change wording, lot size to density, mentioning clustering
- Keep the plan clear and easy to understand
- Mountain & Ridgeline Protection Ordinance has density requirements
- Hydrological Study and if needed when connecting to County water system
- Requirement to connect to County water system if within a certain distance

9. NEW BUSINESS

- Hal Green discussed with the Committee information relating to the economy and unemployment, focusing on job loss. He contrasted Polk County with the rest of the United States figures. He stated that these are based on official data and the number would be much greater if you included the unreported jobs that have been lost.

10. Public Comment:

Craig Ray- Requests that the committee consider how lot size and the seven acre minimum, affects the local trades people. He is concerned with Contractors coming into Polk County from other areas to do work and taking the jobs of locals.

Bill Smith- Concerned with multi-family units allowed where service vehicles are unable to reach due to topography etc. He would request multi-unit residential be removed from the green space land use sector.

Ray Gasperson- In regard to housing units not easily accessible by emergency vehicles, could there be a requirement for sprinklers in those houses? A great concern is the economy and how it affects Polk County. Another concern is unemployment or underemployment and it may get even worse.

Jim Edwards- Polk County needs to become a self supporting area not relying on outsiders. To achieve this, an emphasis on the agricultural industry needs to be made.

11. NEXT MEETING – December 8, 2009 time and place to be determined. November 20, 2009 a revised draft, with all the changes hi-lighted will be sent out to the Committee from Holland Planners Inc. This will allow 2 weeks to review before the next meeting.

12. ADJOURNMENT

Jim Carson made a motion to adjourn.