

POLK COUNTY  
UNIFIED DEVELOPMENT ORDINANCE (UDO) ADVISORY COMMITTEE MEETING  
SEPTEMBER 23, 2010 - MINUTES  
POLK COUNTY SENIOR RECREATION CENTER  
75 CARMEL LANE  
COLUMBUS, NORTH CAROLINA

1. CALL TO ORDER  
Mark Byington called the meeting to order.
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL  
Members Present: Mark Byington, Jim Carson, Emily Clark, Doug Harmon, Wayne Horne, Lisa Krolak, Renee' McDermott, Christel Walter and Ray Gasperson  
Members Absent: Henry Bright, Evangelena Barber, Roger Odel and Harry Petersen  
Staff Present: Dale Holland, Consultant; Mike Egan, Attorney; Cathy Ruth and Ange' High  
Public Present: 5
4. APPROVAL OF AGENDA  
Emily Clark made a motion to approve agenda with the correction of the meeting date in item 9 to 9/23/10. Jim Carson seconded. All in favor.
5. APPROVAL OF MINUTES FOR JULY 26, 2010, MEETING  
Doug Harmon made a motion to approve minutes as written. Renee' McDermott seconded. All in favor.
6. STAFF COMMENTS  
None
7. OLD BUSINESS  
None
8. NEW BUSINESS  
Dale Holland reviewed the results from the *Ranking of the Polk 20/20 Vision Plan Land Use Regulatory Action Items* distributed at the previous meeting. Each member was asked to prioritize their top five concerns from the thirty-six action items in the Polk County 20/20 Vision Comprehensive Plan that related to land use regulations. He explained that these results will be used in determining the major areas of focus and direction for the Unified Development Ordinance (UDO).

He began by going over the starting points and organizational considerations when creating a UDO. These items are the logistics of the document, who, what, when, how, etc. and need to be given thought at the beginning of the process to ensure success when the ordinance is adopted.

- Manpower
- Essential regulations
- Zoning Board of Adjustment
- Conditional use permits vs. special use permits
- Priority conflicts
- Technical Review Committee

Dale then led the discussion on the top ranked survey results, noting the related/supporting Polk County Vision 20/20 Plan implementing actions in detail, with the committee.

## Ranking #1

- *Impact on prime agricultural lands.*
  - Establish agricultural preservation as a conditional use permit consideration for major subdivisions.
  - Utilize conservation, green space, restricted growth, and controlled growth land use sectors to preserve agricultural lands (link to UDO).
  - Coordinate UDO with the County's enhanced agricultural development and farmland preservation program.
  - Consider revising the County's cluster development regulations. Possible establishment of land preservation overlay districts.

## Ranking #2 (2 items tied)

- *Cluster development in greenspace and restricted growth sectors. Potential land preservation overlay districts.*
- *Require conditional use permits for major subdivisions.*
  - Hydrologic analysis (i.e., drawdown rates, recharge rates, aquifer impact, sustainable water availability).
  - Traffic impact analysis.
  - Adequate public facilities, including water.
  - Non-central water supply/assess community well vs. individual wells.
  - Impacts of package wastewater treatment plants.
  - Farmland preservation, including impact on equine activities and viticulture.
  - Environmental consensus such as wetlands and wildlife habitat.
  - Impact on cultural resources.
  - Consistency with the 20/20 Vision Plan.
  - Public health, safety, and welfare.
  - Substantial injury to value of adjoining property.
  - Favorable soil characteristics.
  - Soil disturbing activities.
  - Open space preservation
  - Harmony with the surrounding area and compatible with the surrounding neighborhood.
  - Additional unique project specific conditions to ensure UDO compliance (Note: no random conditions).
  - Proposed water quality measures.
  - Require review and consideration of TRC comments.
  - Approval authority: Board of Commissioners, Board of Adjustment, or Planning Board.

## Ranking #3

- *Support/accommodate affordable housing.*
  - Balance against development requirements – 7 acre minimum.
  - Coordinate with the affordable housing task force.
  - Establish affordable housing zoning districts.
  - Consider density bonus provisions for affordable housing/controlled growth and intended growth sectors.
  - Inter-generational assisted living housing centers/ villages.
  - Mixed residential/non-residential use in the intended growth, development node, and special districts sectors.
  - Consider inclusionary zoning.

Ranking #4 (2 items tied)

- *Commercial development in clusters/nodes, special districts, and intended growth sectors*
  - Commercial conditional uses in greenspace sector.
  - Mixed use development.
  - Interconnectivity, parallel access roads.
  - Strip development.
  - Use O-I as transitional land use.
  - Establish site plan/site design requirements.
- *Improve protection of agricultural and forestry use.*
  - See Rank #1.

Ranking #5 (3 items tied)

- *Regulate "big box" development.*
  - Coordinate with Community Appearance Committee concerns.
  - Adopt commercial building design standards.
  - Adopt landscaping requirements.
  - Establish site plan/site design requirements.
- *County-wide zoning.*
  - Possible "open" district(s).
- *Consider the following in order to improve water quality:*
  - Incorporate LID standards.
  - Protect sensitive natural areas.
  - Establish buffer networks.
  - Minimize impervious cover in site design.
  - Limit erosion during construction.
  - Encourage/require water harvesting devices, such as cisterns and rain barrels.

9. DESIGNATE COMMITTEE MEMBER FOR PUBLIC ARTICLE 9/23/10 MEETING  
Renee' McDermott will write the article and include the date and location of the next meeting.
10. PUBLIC COMMENT  
David Weiss questioned the effect the UDO would have on the value of land and how it would change the tax structure within the county.  
  
John Hansborough agreed that the newspaper articles are a good idea to keep the public informed and would like to encourage the committee to consider the way things are worded or phrased carefully.
11. NEXT MEETING  
November 18, 2010 7:00 pm in the Polk County Library meeting room.
12. ADJOURNMENT  
Jim Carson made a motion to adjourn. Emily Clark seconded. All in favor.