

**POLK COUNTY
UDO ADVISORY COMMITTEE MEETING
JANUARY 20, 2011 – MINUTES
POLK COUNTY LIBRARY MEETING ROOM – 7:00 PM
COLUMBUS, NORTH CAROLINA**

- I. CALL TO ORDER
Mark Byington called the meeting to order.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
Members Present: Henry Bright, Mark Byington, Emily Clark, Ray Gasperson, Doug Harmon, Wayne Horne, Lisa Krolak, Renée McDermott, Harry Petersen, and Christel Walter
Members Absent: Evangelena Barber, Jim Carson, and Roger Odel
Staff Present: Dale Holland, Mike Egan, Cathy Ruth, and Ange' High
- IV. APPROVAL OF AGENDA
Renée McDermott made a motion to approve the January 20, 2011 Unified Development Ordinance (UDO) Meeting Agenda. Wayne Horne seconded. All in favor.
- V. DESIGNATE COMMITTEE MEMBER FOR PUBLIC ARTICLE
Christel Walter will write the article and include the date and location of the next meeting.
- VI. APPROVAL OF MINUTES
Renée McDermott made a motion to approve the November 18, 2010 UDO Meeting Minutes as written. Henry Bright seconded. All in favor.
- VII. PUBLIC COMMENT (10 minute limit)
Steve Modlin, spoke to the Board about his concerns with new regulations and the future expansion of his manufacturing business (Old Mule Barbeque Sauce). He would like the ability to grow his business over time, which is his retirement plan. He does not want to be brought to a screeching halt. He doesn't want to be put in the position of trying to guess what he'll need in fifteen years or to have to build it now when he doesn't need it or have the money to do it. He would like the committee to consider moving forward slowly.
- VIII. STAFF COMMENTS
None

IX. OLD BUSINESS

None

X. NEW BUSINESS

Dale Holland addressed the committee, discussing the preparation process and objectives of a Unified Development Ordinance. Then Mark Byington, UDO Chair, led an informal discussion with the committee.

Issues discussed:

- Reasons for creating the Unified Development Ordinance
- Control of development
- Land use categories
- Conditional use permits for major subdivisions
- Polk County's desirability as a prime location
- Property rights and protection
- No forced zoning in northern townships
- Potential expansion of Lake Lure ETJ into Polk County
- Preservation of small, family businesses with controlled growth
- Existing land use regulations
- Restructuring multiple use district
- Public communication

A unanimous vote was taken by the Committee to include the northern part of the County in conditional use permits for major subdivisions. They agreed there should be a zoning district for the northern townships with the only new restriction being conditional use permits for major subdivisions. All existing land use regulations currently in place will remain and they all agreed to protect home occupations. All in favor.

XI. PUBLIC COMMENT (10 minute limit)

Cindy Walker spoke encouraging the committee to be prepared to share a few of the main points of the UDO, to keep it simple and be respectful.

XII. NEXT MEETING

The next Unified Development Ordinance Committee will be Thursday, February 17, 2011, 7:00 pm at the Polk County Senior Center/The Meeting Place in Columbus, NC.

XIII. ADJOURNMENT

Mark Byington adjourned the meeting.