

**POLK COUNTY**  
**UDO ADVISORY COMMITTEE MEETING**  
**MARCH 22, 2011 – MINUTES**  
**POLK COUNTY SENIOR CENTER – 7:00 PM**  
**COLUMBUS, NORTH CAROLINA**

I. CALL TO ORDER

Emily Clark called the meeting to order.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Members Present: Evangelena Barber, Henry Bright, Jim Carson, Emily Clark, Ray Gasperson, Doug Harmon, Wayne Horne, Lisa Krolak, Renée McDermott, Harry Petersen, and Christel Walter

Members Absent: Mark Byington and Roger Odel

Staff Present: Dale Holland, Cathy Ruth, and Ange' High

IV. APPROVAL OF AGENDA

Renée McDermott made a motion to approve the March 22, 2011 Unified Development Ordinance (UDO) Meeting Agenda, seconded by Ray Gasperson and the motion carried unanimously.

V. APPROVAL OF MINUTES

Henry Bright made a motion to approve the February 17, 2011 UDO Meeting Minutes adding "or woman" to the second to last sentence of item VIII. Staff Comments, seconded by Wayne Horne, and the motion carried unanimously.

VI. DESIGNATE COMMITTEE MEMBER FOR PUBLIC ARTICLE

Staff will write the newspaper article from this meeting and send it to committee for review.

VII. PUBLIC COMMENT (10 minute limit)

None

VIII. STAFF COMMENTS

None

IX. OLD BUSINESS

None

## X. NEW BUSINESS

The Committee began the review of Article 11, Environmental Regulations from the draft Unified Development Ordinance. Dale Holland explained these regulations are comprised of six independent parts with several sections.

Part I. Environmental Assessment (pgs 11-3 to 11-7)

- Section 11.1 Objectives
- Section 11.2 & 11.3 Required Information  
Dale told the committee that there are two central questions to answer in regard to the environmental assessment:
  - When would an environmental assessment be necessary?
  - What requirements will be included in the environmental assessment?

Related to those two questions, the committee will need to decide if certain triggers, such as lot size or density, should be included to give an exemption to the assessment requirement. Wayne Horne asked if there could be an acreage lot size minimum before the assessment would be required. Cathy Ruth suggested using density instead of lot size.

- Section 11.4 Mitigation  
For each potential negative impact which is identified, the alternatives which are to be considered must be described and specific alternative actions explained. The proposed mitigation action(s) will be identified.
- Section 11.5 Submission Requirements  
Dale said that this requirement for the Green space sector of the Comprehensive Plan should have already been removed from the draft UDO.
- Sections 11.6 – 11.9 Technical Basis, Approval, County Actions & Cooperation  
Dale Holland told the committee there is the possibility that some of the requirements may be expensive. However, since some are already required by other agencies, those would not create added expense.

The committee agreed that major subdivisions and high impact development should be required to complete the assessment and they would review the list of requirements that may be included and discuss them at the next meeting.

Dale also asked the committee to review the traffic analysis information. He referred to the trip generator memo, previously sent to the committee. Dale said that in his opinion, 800 trips per day would be reasonable. In other words, if a development will have 80 single family residences and each average 10 trips per day totaling 800 trips per day for the subdivision, then they would need to complete a traffic analysis study as part of the approval process. He asked the committee to review the information and be prepared to discuss the topic at the next meeting.

XI. PUBLIC COMMENT (10 minute limit)

- Dennis Hill, member of the Polk County Economic Development Committee, told the UDO committee he appreciated their efforts. He would like for there to be more communication between the two committees. He also stated that he was an environmental engineer and believes some of the process discussed at the meeting could be exhaustive and expensive. He suggested that the UDO committee look at an economic assessment of products that will come out of the environmental assessment. He is concerned the technical review committee may be too expensive for the county.
- Ted Owens, Polk County Commissioner, said one of his concerns is that the trend will be for smaller homes, which will have a bearing on property evaluation and the county tax base. He requested clarification on the technical review committee and their purpose, responsibilities, and benefit to Polk County. He does not want it to be just another step for the public to go through.

XII. NEXT MEETING

The next Unified Development Ordinance Committee will be April 26, 2011 at 7:00 pm in the Polk County Senior Center in Columbus, NC.

XIII. ADJOURNMENT

Jim Carson made a motion to adjourn the meeting, seconded by Wayne Horne, and the motion carried unanimously.