

POLK COUNTY
20/20 VISION PLAN ADVISORY COMMITTEE (VPAC) MEETING
August 18, 2009 - MINUTES
5:00 PM
ISOTHERMAL COMMUNITY COLLEGE, POLK CAMPUS AUDITORIUM
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
Katherine Smith made a motion to approve Agenda, Hal Greene seconded.
All in favor.
5. APPROVAL OF MINUTES FOR THE JULY 21, 2009 MEETING
Evangeline Barber made a motion to approve the minutes, Katherine Smith seconded. All in favor.
6. STAFF COMMENTS
Cathy Ruth discussed with the committee the opportunity to have an educational booth at Columbus Farm Day, October 3, 2009. An email will be sent with details to sign up.
7. PUBLIC COMMENT (10-minute limit)
 - None
8. OLD BUSINESS
 - None
9. NEW BUSINESS
 - Eric Howard an engineer with Hobbs, Upchurch Engineering, discussed the current and future water system section. He explained the interconnections in sections of the County and the anticipated growth areas throughout the County. Topics of discussion: source funding, water treatment plant, creation of drinking watershed, environmental impact and time frame for development of a water system in County with considerations being made for economic and circumstantial changes. Dale Holland interjected that there should be a parallel between the Land

Use sectors and the water system section. Ray Gasperson commented that getting the schools off ground water should be a consideration and that the County has a pot of gold in Lake Adger.

- Discuss Section VI – Future Land Use, pages VI-1 to VI-9

Dale Holland corrected a typographical error on Page VI-1. In the last sentence, the word "greater" should be replaced with the word "less".

Dale Holland discussed the following items in Section VI with the Committee:

- Affordable housing and recent land sales.
- Inclusion of more definitions in glossary.
- Conditional Use Permits for Major Subdivisions in zoned areas.
- The four questions from the State of North Carolina to ask when denying a Conditional Use Permit and including these questions in the Appendix.
- The importance of educating the public.
- Conservation easements and updating the map.
- Agricultural Preserve in Conservation Sector.
- Green Space Sector, density and allowable land use types.
- Provisions for Agriculture and Bona fide Farm definition.
- Restrictive Growth Sector- Multi-Unit Residential, Mixed Use, and Industrial land use types changed from not permitted to conditional.
- Consistency of uses within sectors.
- Controlled Growth and Intended Growth Sectors – Industrial or Light Industrial Land Use Type changed to conditional.
- Controlled Growth Sector – revise map in regard to this Sector and the Warrior Mountain Slopes
- Concept of nodes and special districts, especially around Polk County High School.

Dale discussed the format of the Public Meetings.

- Discuss Section VII – Policies and Implementing Actions, pages VII-1 to VII-26. Consider impact on Land Use Map. Dale Holland asked the committee to review this section and put an "x" by the things they do not feel are necessary. He emphasized that preparation is imperative to reach our deadline.

10. PUBLIC COMMENT (10-minute limit)

- None

11. NEXT MEETING – October 6, 2009, 5:30 p.m., October 20, 2009, 5:30 p.m
Location to be determined.

12. ADJOURNMENT

Doug Harmon made a motion to adjourn, Mark Byington seconded. All in favor.